



Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations

PROJECT ADDRESS

8688 E RAIN TREE DRIVE
SCOTTSDALE, AZ 85260

PARCEL ZONING

C-2

APN

215-52-034M
SUBDIVISION NORTHSIGHT 2 PAR 4

GROSS LOT AREA

242,067 SF (5.56 ACRES)

NET LOT AREA
115,783 SF (2.66 ACRES)

GROSS FLOOR AREA

126,284 SF

OPEN SPACE

CALCULATION 1: (WOODPARTNERS SITE)

FRONT OPEN SPACE: 6,479 SF
OPEN SPACE OTHER THAN FRONTAL OPEN SPACE: 74,510 SF
PARKING LOT LANDSCAPING: 0 SF

6,479 SF + 74,510 SF + 0 SF = 80,989 SF OF TOTAL OPEN SPACE

80,989 SF OPEN SPACE / 242,067 SF LOT AREA

= 33.5% OPEN SPACE PROVIDED
22% OPEN SPACE REQ'D

= 28% OPEN SPACE REQ'D

CALCULATION 2: (APN 215-52-034M + LOT 1 & APN 215-52-034L)

TOTAL LOT AREA (3 LOTS COMBINED): 327,744 S.F. (7.52 ACRES)

TOTAL OPEN SPACE AREA (3 LOTS COMBINED): 92,928 S.F. (28.4% OF COMBINED LOT AREA)

CALCULATION 3: (APN 215-52-034M + LOT 1 & APN 215-52-034L + WOOD PARTNERS SITE)

TOTAL LOT AREA (4 LOTS COMBINED): 569,811 S.F. (13.08 ACRES)

TOTAL OPEN SPACE AREA (4 LOTS COMBINED): 173,917 S.F. (30.5% OF COMBINED LOT AREA)



OPEN SPACE PLAN

$$1'' = 40' - 0''$$

1

N

NEW APARTMENT BUILDING
RAINTREE
WOOD PARTNERS
600 WEST LINCOLN ST
PHOENIX, AZ 85003

ISSUE

DATE	REV	FOR
05.17.19		ZONING RESUBMITTA
07.30.19		ZONING RESUBMITTA

Drawn

RL

Checked

PJL

Job Number

1826

Drawing

OPEN SPACE PLAN

Sheet

A2.7

VICINITY MAP (N.T.S.)

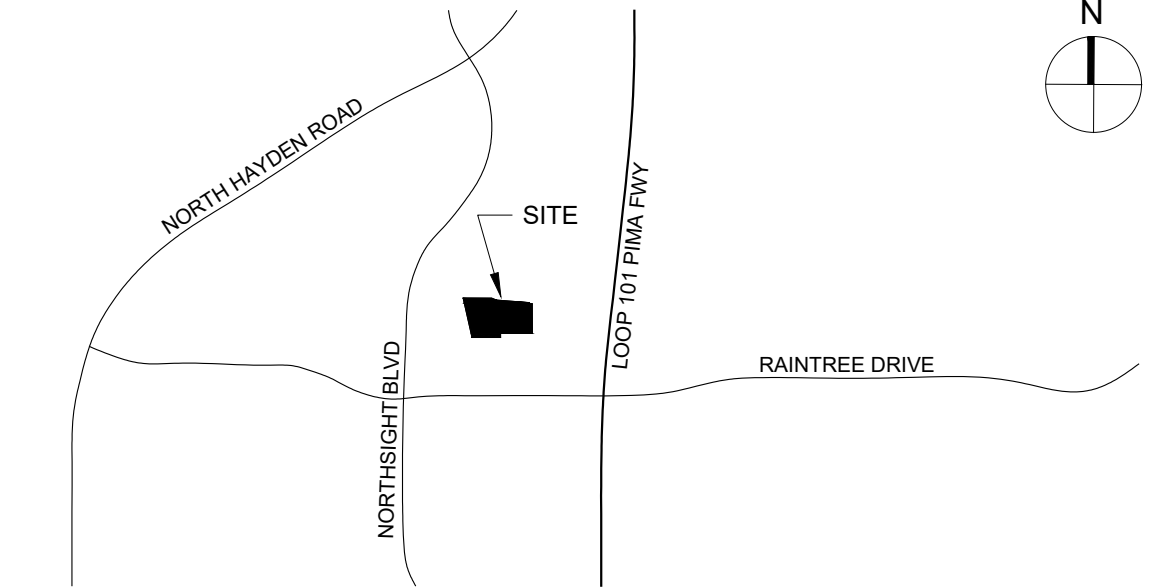
KEYNOTES

PROJECT DATA

CCBG

Architects, Inc.

Phoenix - San Diego
102 East Buchanan Street
Phoenix AZ 85004 602.258.2211
www.ccbgarchitects.com



- EXISTING ABOVE GROUND UTILITY EQUIPMENT w/ SCREEN WALL TO BE RELOCATED
- EXISTING GASLINE EASEMENT, SEE ALTA SURVEY TO BE ABANDONED
- EXISTING INGRESS/ EGRESS w/ UTILITY EASEMENT, SEE ALTA SURVEY
- EXISTING DRAINAGE EASEMENT, SEE ALTA SURVEY
- 24'-0" MIN. DRIVE WIDTH FIRE LANE & TURNING RADII (25'-0" INSIDE/ 49'-0" OUTSIDE/ 55'-0" BUCKET SWING) CLEARANCE PER C.O.S. DS&PM 2-1.303(5).
- 8'-0" CONCRETE SIDEWALK
- BICYCLE PARKING @ FIRST FLOOR PARKING STRUCTURE, C.O.S. DETAIL 2285
- PROPOSED LOCATION FOR NEW ABOVE GROUND UTILITY EQUIPMENT w/ SCREENING
- EXISTING 3'-0" RETAINING WALL @ RETENTION BASIN
- TRASH ENCLOSURE ON ADJACENT PROPERTY. (NOT SCOPE OF WORK)
- TRASH COMPACTOR ENCLOSURE, IN ACCORDANCE TO DS&PM CH.2-1.309
- SIGHT VISIBILITY TRIANGLE IN COMPLIANCE TO THE C.O.S. DS&PM FIGURE 5.3-26
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT LOCATED LESS THAN 700'-0" FROM NEAREST EXISTING FIRE HYDRANT PER C.O.S ZONING ORDINANCE 507.5.1.2.
- PROPOSED 20'-0" WATER EASEMENT, SEE ALTA SURVEY
- FIRE RISER ROOM
- FIRE DEPARTMENT CONNECTION
- ELECTRONIC VEHICLE GATE FOR TENANT PARKING BEYOND
- LOADING ZONE 12' x 45'
- DOUBLE TRASH ENCLOSURE FOR RECYCLING, IN ACCORDANCE TO C.O.S. DETAIL 2147-1. TRASH CHUTES LOCATED AT PARKING GARAGE. VALET TRASH WILL BE PROVIDED FOR TENANTS.

LEGAL DESCRIPTION
BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROJECT ADDRESS
8688 E RAINTREE DRIVE
SCOTTSDALE, AZ 85260

PARCEL ZONING
C-2

APN
215-52-034M
SUBDIVISION NORTHSIGHT 2 PAR 4

GROSS LOT AREA
242,067 SF (5.56 ACRES)

NET LOT AREA
115,783 SF (2.66 ACRES)

GROSS FLOOR AREA
126,284 SF

OPEN SPACE
CALCULATION 1: (APN 215-52-034M)
85,964 SF OPEN SPACE / 242,067 SF LOT AREA
= **35.5% OPEN SPACE PROVIDED**
= **28% OPEN SPACE REQ'D**

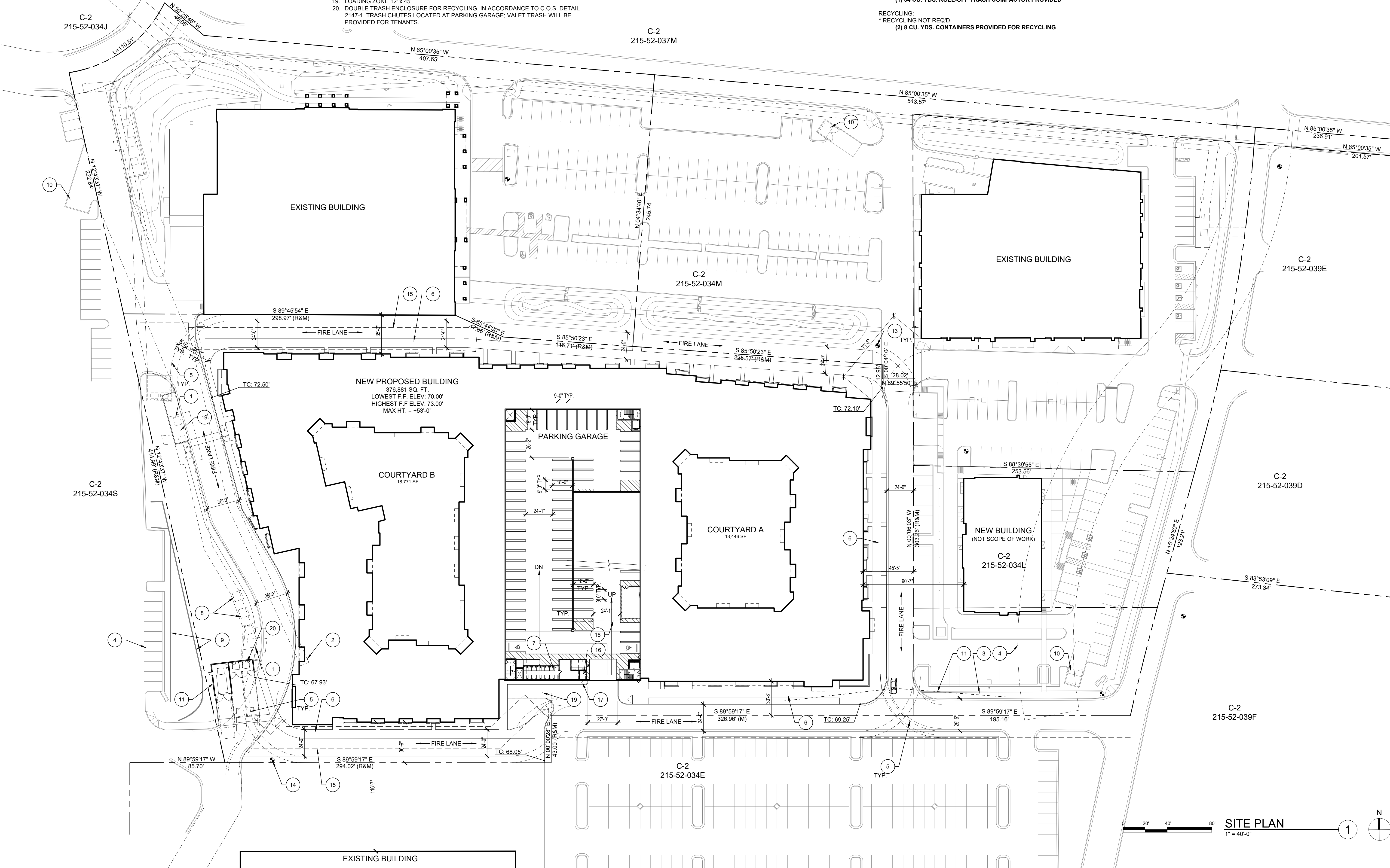
CALCULATION 2: (APN 215-52-034M + LOT 1 & APN 215-52-034L)
182,083 SF OPEN SPACE / 565,331 SF LOT AREA
= **32.2% OPEN SPACE PROVIDED**
= **28% OPEN SPACE REQ'D**

* REFER TO SHEET A0.7 FOR C.O.S. APPROVED OPEN SPACE PLAN (NOV. 8, 2018)

REFUSE CALCULATIONS
TRASH:
* PER CITY OF SCOTTSDALE, 1 ENCLOSURE FOR EVERY 20 UNITS
20/330 APARTMENT UNITS = 16.5 TRASH CONTAINERS REQ'D
16.5 CONTAINERS x 8 CU. YDS. = 132 CU. YDS. REQ'D
* USING AN EXTERIOR TRASH COMPACTOR w/ RATIO OF 1:4 COMPACTION RATE
4/132 CU. YDS. = 33 CU. YDS. REQ'D
(1) 34 CU. YDS. ROLL-OFF TRASH COMPACTOR PROVIDED

RECYCLING:
* RECYCLING NOT REQ'D
(2) 8 CU. YDS. CONTAINERS PROVIDED FOR RECYCLING

PARKING	UNIT COUNT	PARKING RATIO	PARKING SPACES
	211 (1 BED UNITS)	1.3	274
	105 (2 BED UNITS)	1.7	179
	14 (3 BED UNITS)	1.9	27
	330 TOTAL UNITS		479 SPACES REQ'D 512 SPACES PROVIDED
ACCESSIBLE PARKING:	4% OF 512 PARKING SPACES =		21 SPACES REQ'D 22 SPACES PROVIDED
BICYCLE PARKING:	2 SPACES FOR EVERY 10 SPACES: (* NOT TO EXCEED 100 SPACES)		103 SPACES 100 SPACES REQ'D 100 SPACES PROVIDED



NEW APARTMENT BUILDING
RAINTREE
WOOD PARTNERS
8688 E RAINTREE DRIVE
SCOTTSDALE, AZ 85260

ISSUE		
DATE	REV	FOR
05.17.19		ZONING RESUBMITTAL
07.18.19		ZONING RESUBMITTAL

Drawn
JF, RL
Checked
PJL
Job Number
1826
Drawing
SITE PLAN

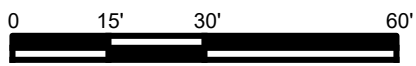
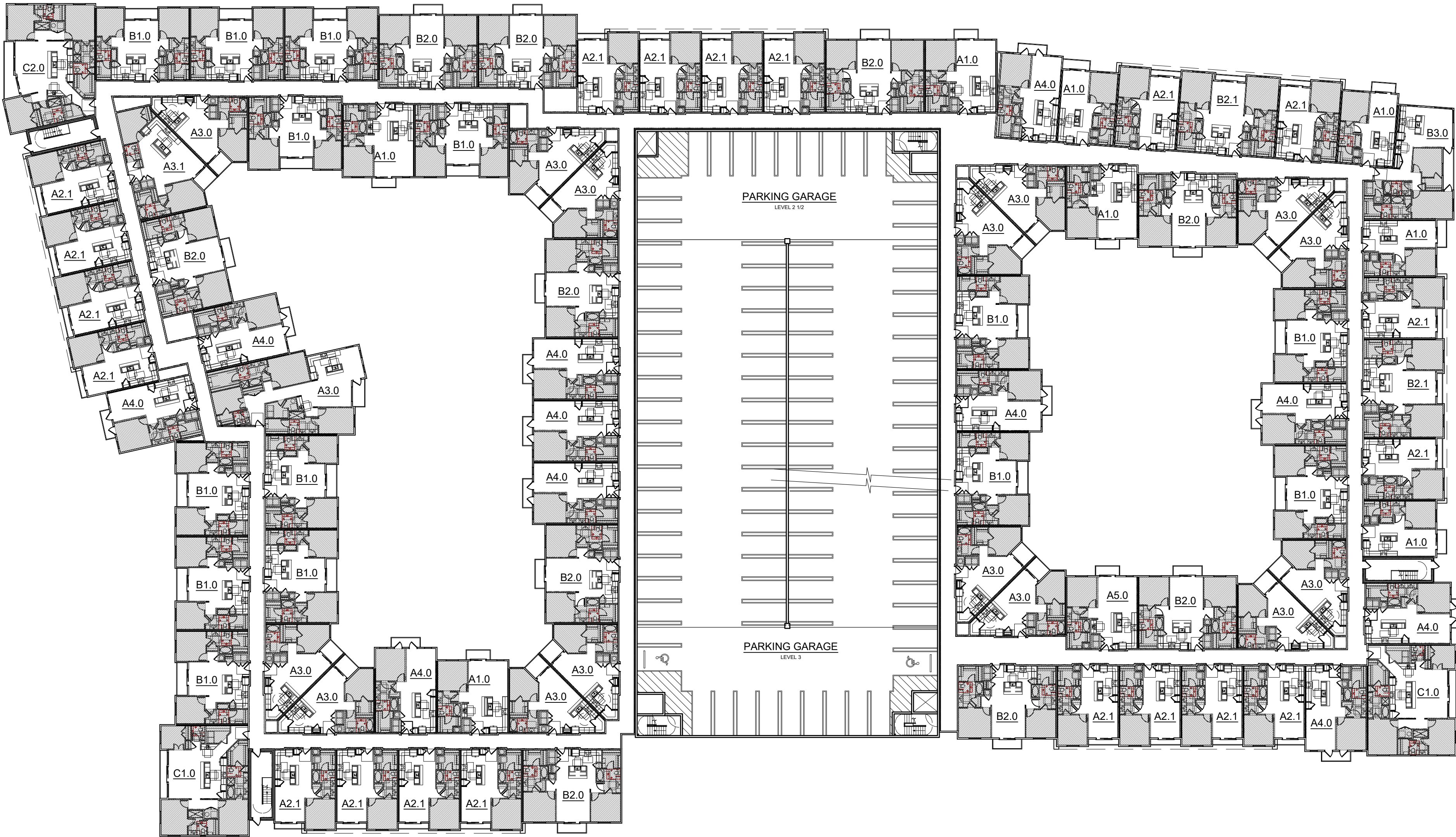
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A1.1

FLOOR PLAN DATA

UNIT	TYPE	GROSS SF	PRIVATE SPACE SF
UNIT A1.0	1 BED	695 SF	279 SF
UNIT A2.0	1 BED	755 SF	294 SF
UNIT A2.1	1 BED	795 SF	325 SF
UNIT A3.0	1 BED	805 SF	303 SF
UNIT A3.1	1 BED+	1,100 SF	536 SF
UNIT A4.0	1 BED	880 SF	363 SF
UNIT A5.0	1 BED	875 SF	331 SF
UNIT B1.0	2 BED	1,080 SF	593 SF
UNIT B2.0	2 BED	1,205 SF	657 SF
UNIT B2.1	2 BED	1,285 SF	734 SF
UNIT B3.0	2 BED	1,270 SF	662 SF
UNIT C1.0	3 BED	1,560 SF	872 SF
UNIT C2.0	3 BED	1,685 SF	974 SF
UNIT C3.0	3 BED	1,785 SF	1023 SF

UNIT COUNT

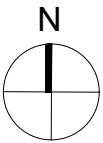
211 (1 BED UNITS)
105 (2 BED UNITS)
14 (3 BED UNITS)
330 TOTAL UNITS



THIRD FLOOR PLAN

1" = 30'-0"

1



NEW APARTMENT BUILDING
RAINTREE
WOOD PARTNERS
8688 E RAIN TREE DRIVE
SCOTTSDALE, AZ 85260

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RL

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PJL

Job Number

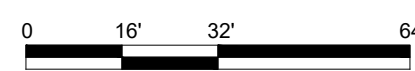
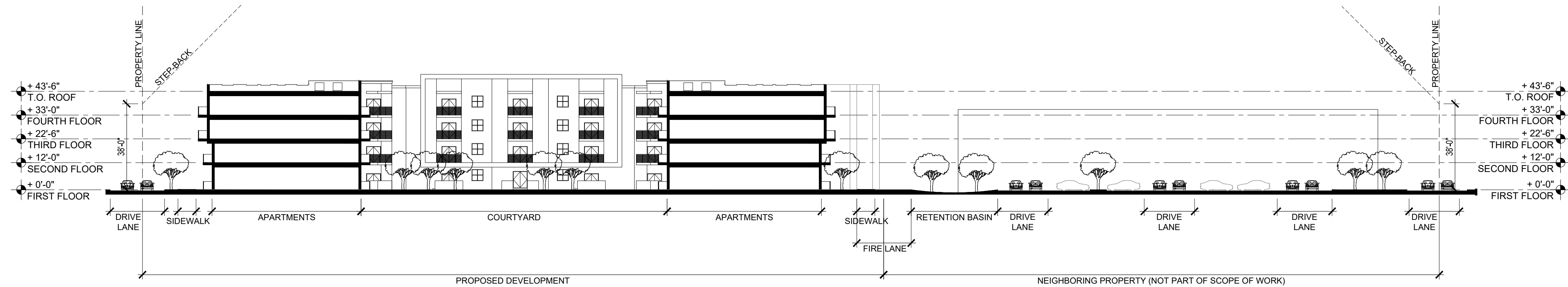
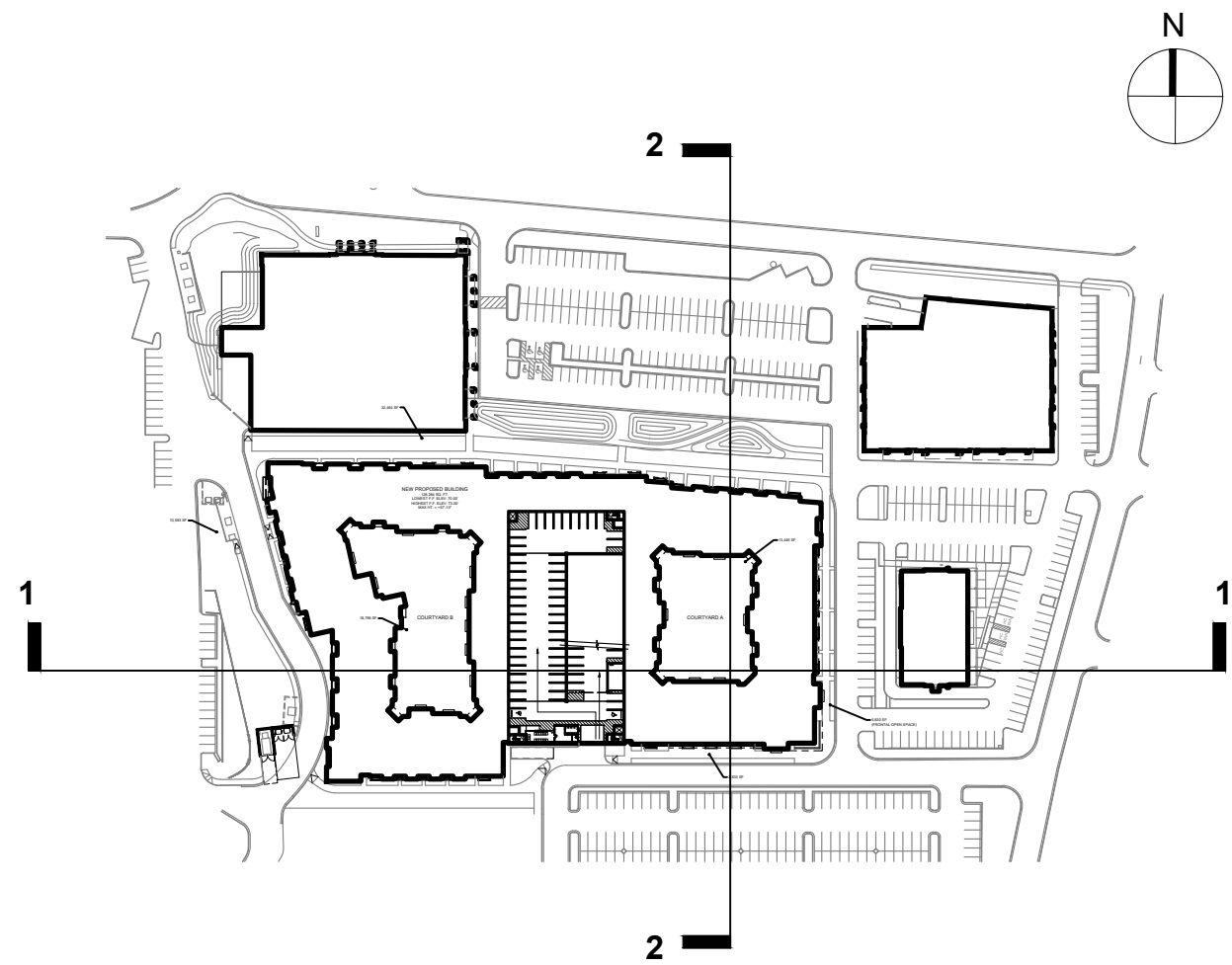
1826

Drawing

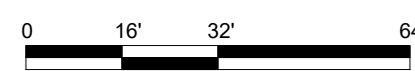
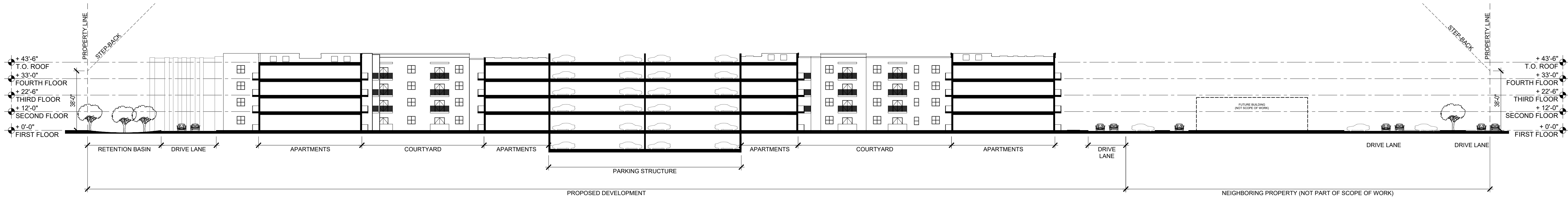
THIRD FLOOR PLAN

Sheet

A2.3



SECTION LOOKING WEST 2
1/32" = 1'-0"



SECTION LOOKING NORTH 1
1/32" = 1'-0"

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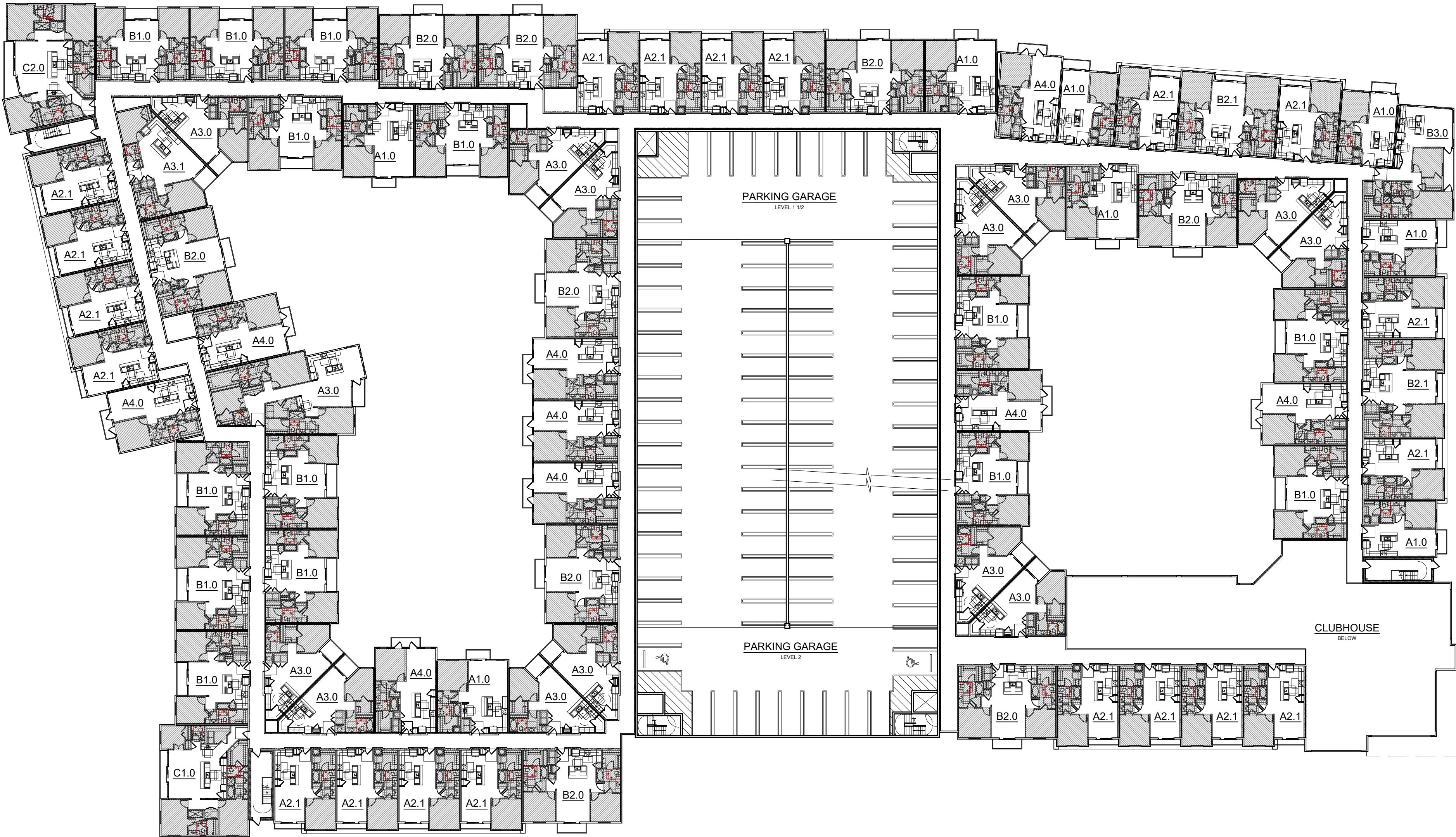
Drawn
RL
Checked
PJL
Job Number
1826
Drawing
SITE CROSS SECTION
Sheet

FLOOR PLAN DATA

UNIT	TYPE	GROSS SF	PRIVATE SPACE SF
UNIT A1.0	1 BED	695 SF	279 SF
UNIT A2.0	1 BED	755 SF	294 SF
UNIT A2.1	1 BED	795 SF	325 SF
UNIT A3.0	1 BED	805 SF	303 SF
UNIT A3.1	1 BED+	1,100 SF	536 SF
UNIT A4.0	1 BED	880 SF	363 SF
UNIT A5.0	1 BED	875 SF	331 SF
UNIT B1.0	2 BED	1,080 SF	593 SF
UNIT B2.0	2 BED	1,205 SF	657 SF
UNIT B2.1	2 BED	1,285 SF	734 SF
UNIT B3.0	2 BED	1,270 SF	662 SF
UNIT C1.0	3 BED	1,560 SF	872 SF
UNIT C2.0	3 BED	1,685 SF	974 SF
UNIT C3.0	3 BED	1,785 SF	1023 SF

UNIT COUNT

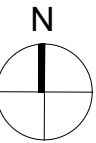
211 (1 BED UNITS)
105 (2 BED UNITS)
14 (3 BED UNITS)
330 TOTAL UNITS



SECOND FLOOR PLAN

1" = 30'-0"

1



NEW APARTMENT BUILDING
RAINTREE
WOOD PARTNERS
8688 E RAIN TREE DRIVE
SCOTTSDALE, AZ 85260

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DATE	REV	FOR
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JF , RL

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PJL

Job Number

1826

Drawing

SECOND FLOOR
PLAN

Sheet

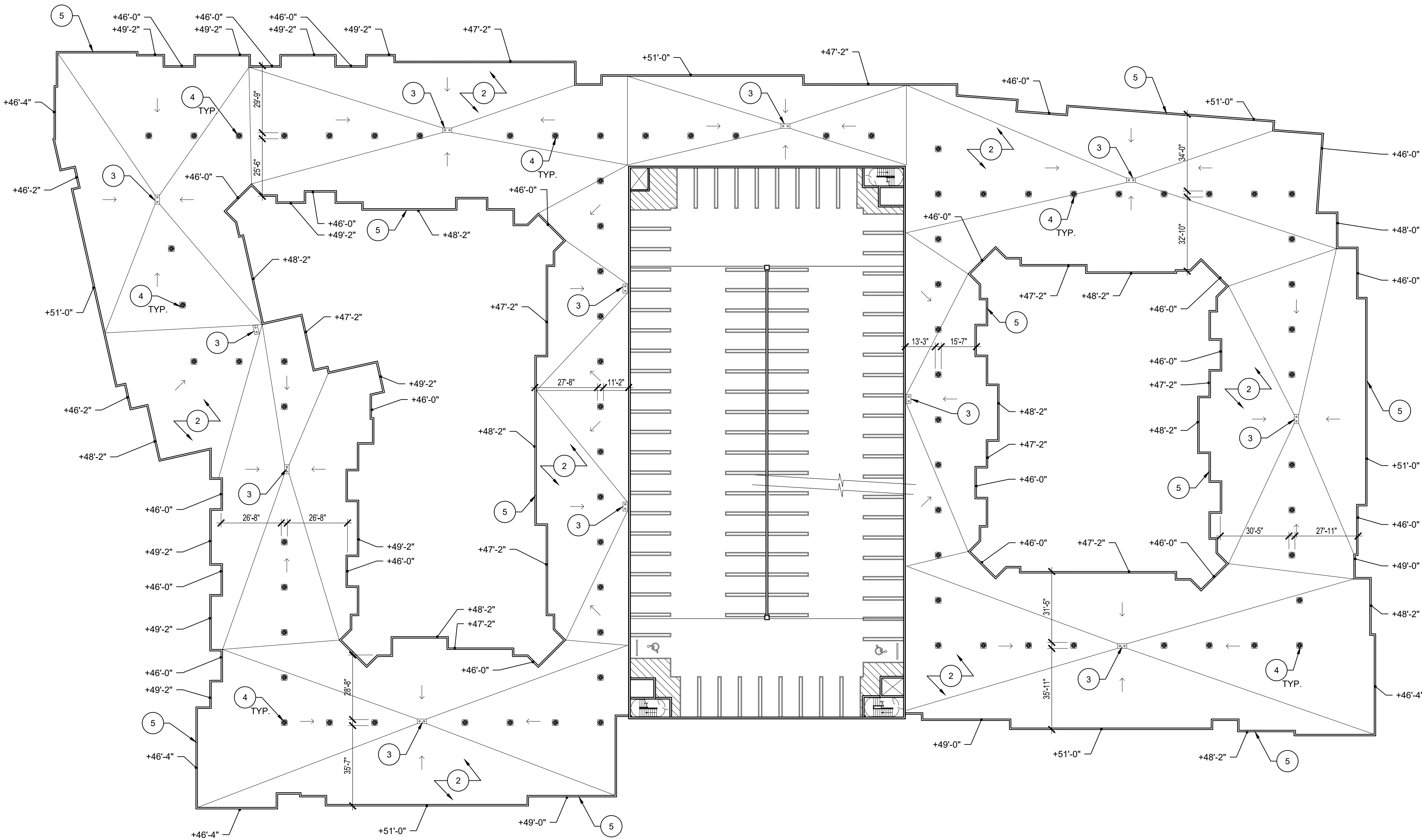
A2.2

DATA

SQUARE FOOTAGE	
93,857 SF	
BUILDING HEIGHTS	
PARAPET I	51'-0"
PARAPET II	49'-2"
PARAPET III	45'-9"
PARKING STRUCTURE @ HIGHEST POINT	59'-0"
PARKING STRUCTURE @ LOWEST POINT	47'-0"
SETBACKS	
FRONT SETBACK	35'-0"
SIDE SETBACK (ALONG NORTH PROPERTY)	20'-0"
SIDE SETBACK (ALONG SOUTH PROPERTY)	15'-0"
REAR SETBACK	30'-0"

KEYNOTES

1. ROOF ACCESS HATCH, SEE DETAIL 1 & 2/ A_...
2. COATED FOAM ROOF
3. 4" DIA ROOF DRAIN, SEE DETAIL 4/ A_...
4. MECHANICAL EQUIPMENT, SEE MECHANICAL DRAWINGS
5. FRAMED PARAPET CAP, SEE DETAIL 11/ A_...



ROOF PLAN

NEW APARTMENT BUILDING
RAINTREE
WOOD PARTNERS
8688 E RAINTREE DRIVE
SCOTTSDALE, AZ 85260

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PJL
Job Number
1826
Drawing
ROOF PLAN WORKSHEET
Sheet

A2.5

FLOOR PLAN DATA

UNIT	TYPE	GROSS SF	PRIVATE SPACE SF
UNIT A1.0	1 BED	695 SF	279 SF
UNIT A2.0	1 BED	755 SF	294 SF
UNIT A2.1	1 BED	795 SF	325 SF
UNIT A3.0	1 BED	805 SF	303 SF
UNIT A3.1	1 BED+	1,100 SF	536 SF
UNIT A4.0	1 BED	880 SF	363 SF
UNIT A5.0	1 BED	875 SF	331 SF
UNIT B1.0	2 BED	1,080 SF	593 SF
UNIT B2.0	2 BED	1,205 SF	657 SF
UNIT B2.1	2 BED	1,285 SF	734 SF
UNIT B3.0	2 BED	1,270 SF	662 SF
UNIT C1.0	3 BED	1,560 SF	872 SF
UNIT C2.0	3 BED	1,685 SF	974 SF
UNIT C3.0	3 BED	1,785 SF	1023 SF

UNIT COUNT

211 (1 BED UNITS)
105 (2 BED UNITS)
14 (3 BED UNITS)
330 TOTAL UNITS



FIRST FLOOR PLAN

1

NEW APARTMENT BUILDING
RAINTREE
WOOD PARTNERS
8688 E RAINTREE DRIVE
SCOTTSDALE, AZ 85260

ISSUE

DATE REV FOR
05.17.19 ZONING RESUBMITTAL

Drawn

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PJL

Job Number

1826

Drawing

FIRST FLOOR PLAN

Sheet

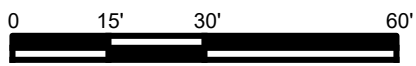
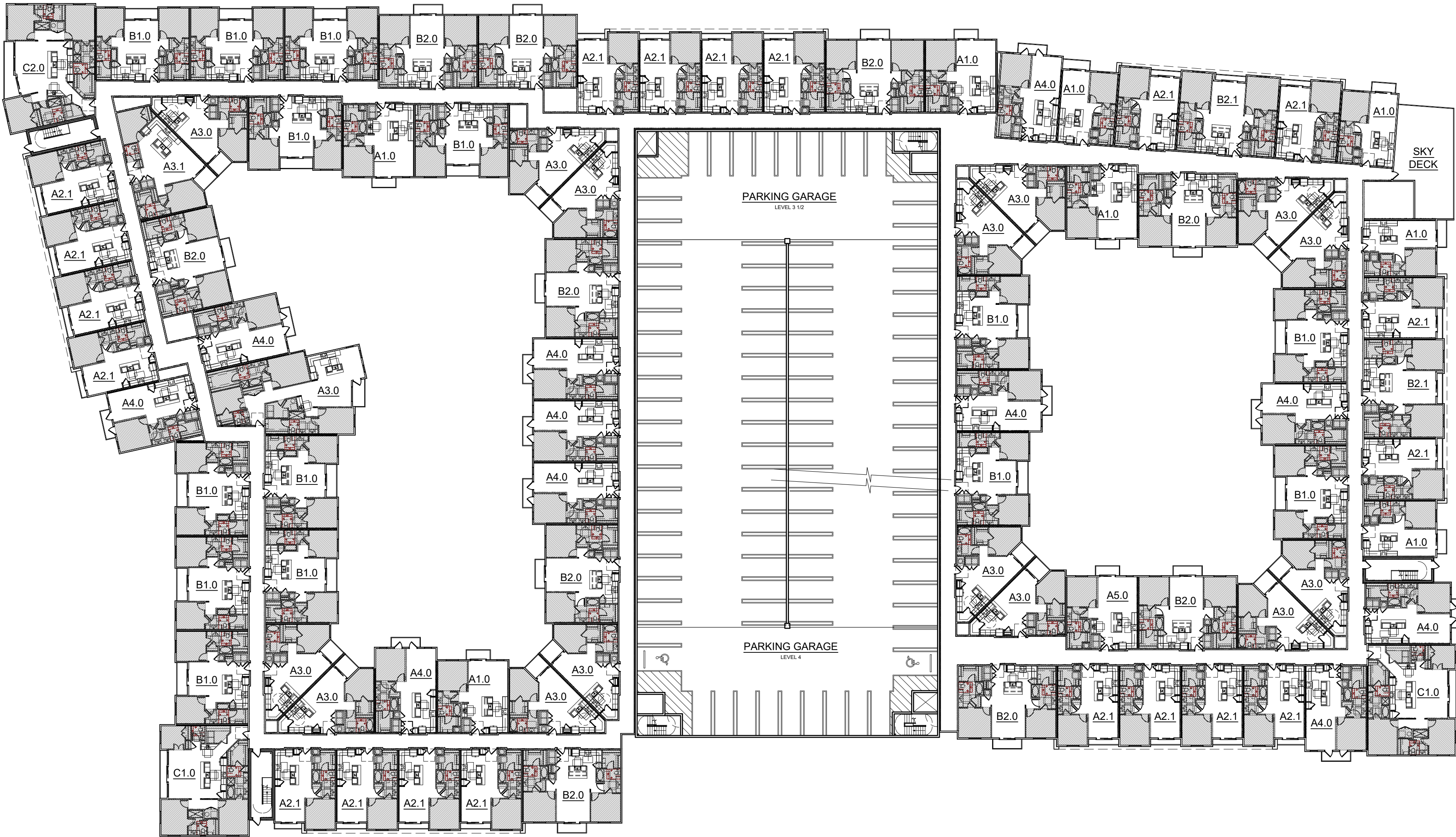
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FLOOR PLAN DATA

UNIT	TYPE	GROSS SF	PRIVATE SPACE SF
UNIT A1.0	1 BED	695 SF	279 SF
UNIT A2.0	1 BED	755 SF	294 SF
UNIT A2.1	1 BED	795 SF	325 SF
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UNIT B2.0	2 BED	1,205 SF	657 SF
UNIT B2.1	2 BED	1,285 SF	734 SF
UNIT B3.0	2 BED	1,270 SF	662 SF
UNIT C1.0	3 BED	1,560 SF	872 SF
UNIT C2.0	3 BED	1,685 SF	974 SF
UNIT C3.0	3 BED	1,785 SF	1023 SF

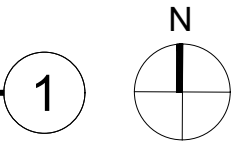
UNIT COUNT

211 (1 BED UNITS)
105 (2 BED UNITS)
14 (3 BED UNITS)
330 TOTAL UNITS



FOURTH FLOOR PLAN

1" = 30'-0"



1

NEW APARTMENT BUILDING
RAINTREE
WOOD PARTNERS
8688 E RAINTREE DRIVE
SCOTTSDALE, AZ 85260

ISSUE

DATE REV FOR
05.17.19 ZONING RESUBMITTAL

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RL

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PJL

Job Number

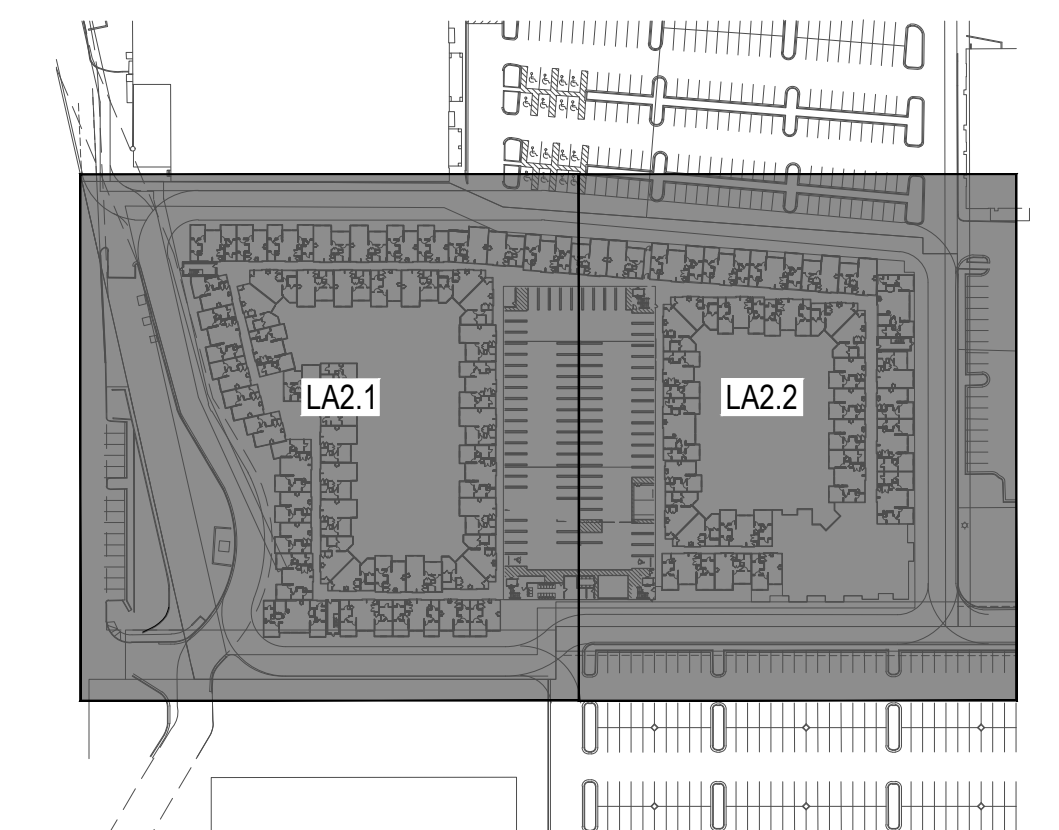
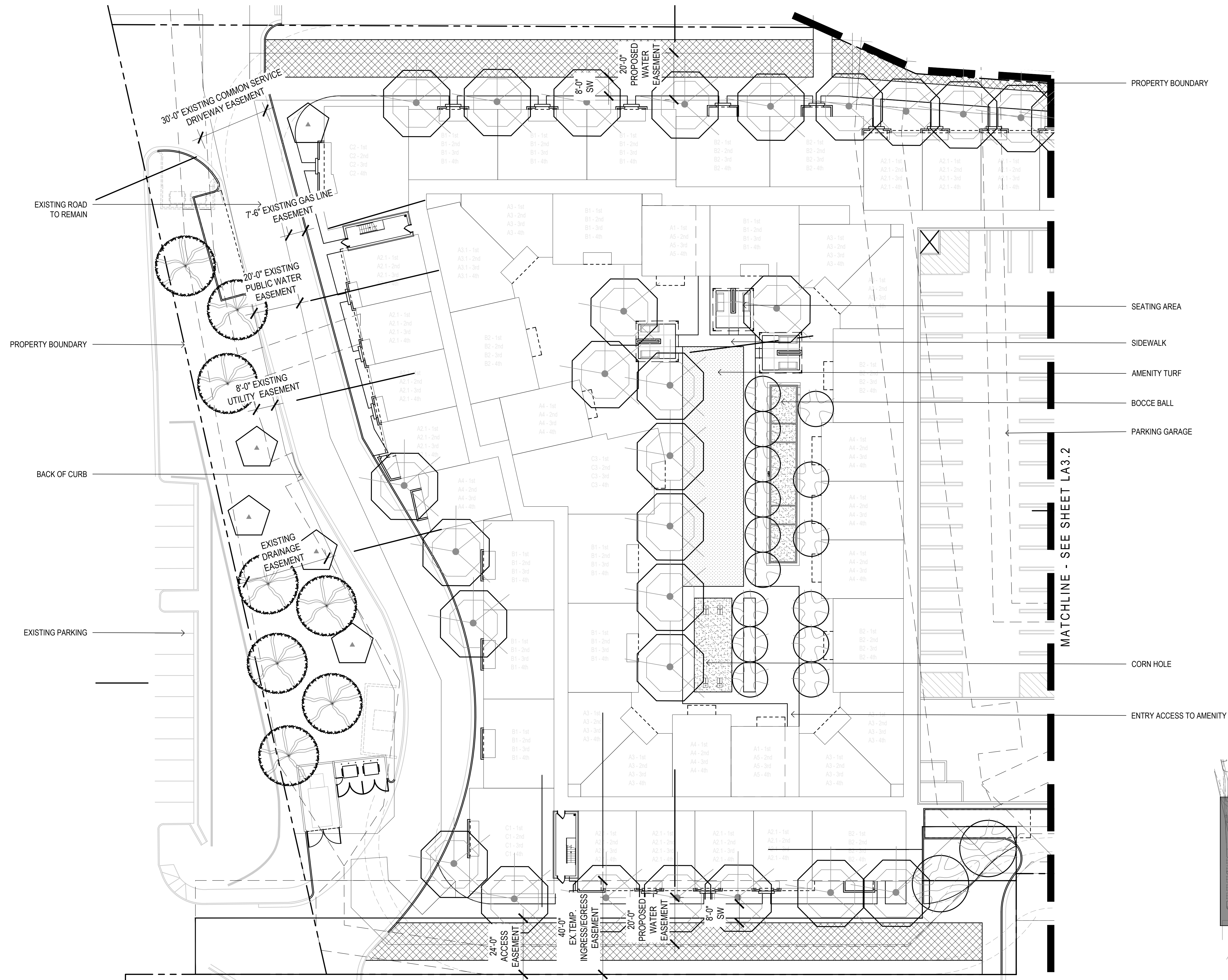
1826

Drawing

FOURTH FLOOR
PLAN

Sheet

A2.4



Key Map

Not To Scale

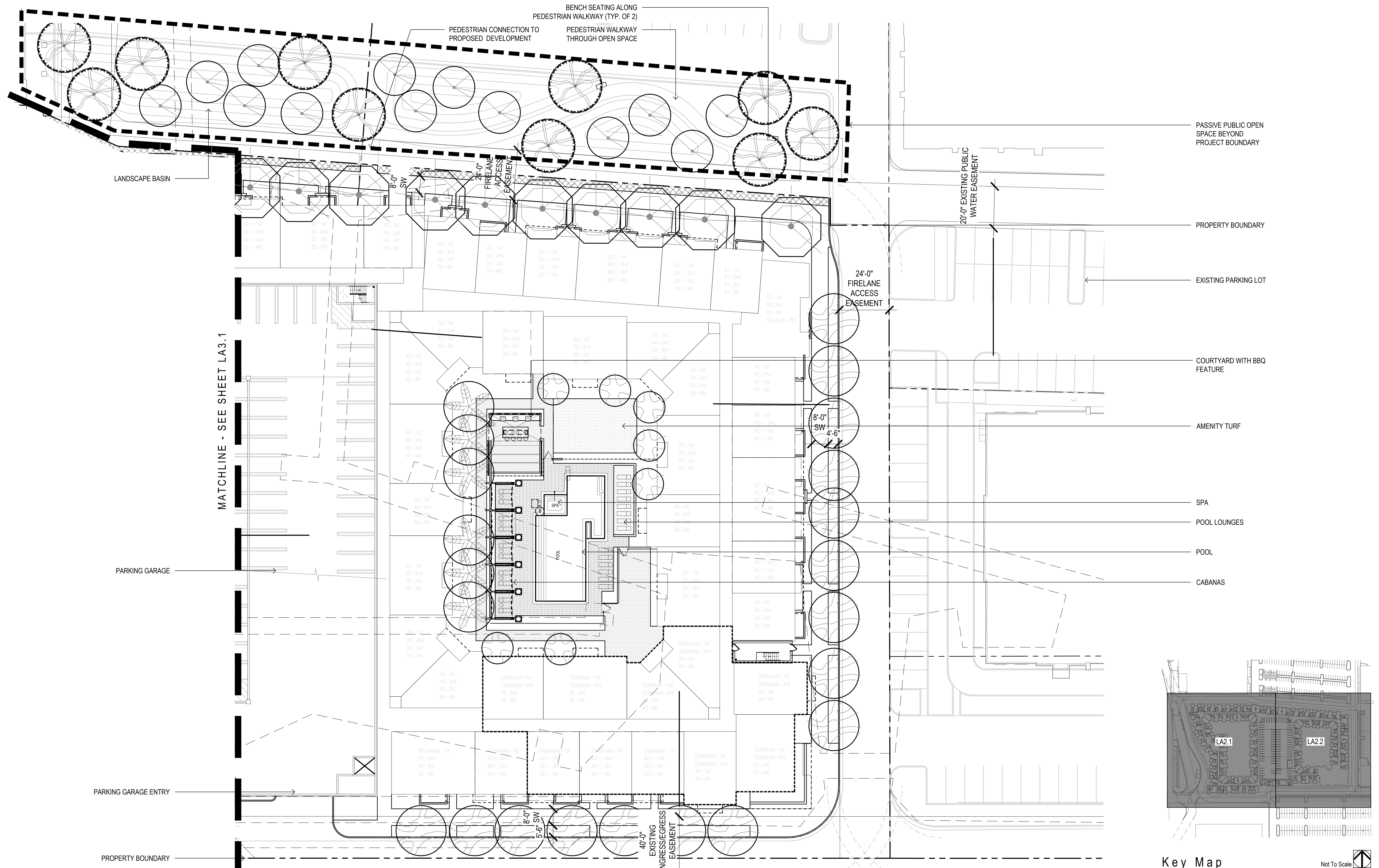
ALTA RAINTREE

Planting Plan
Sheet LA3.1

plan scale 1:20
date: 05.17.19

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
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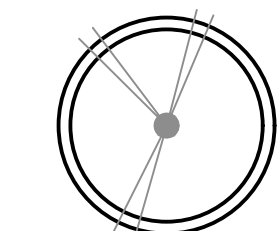
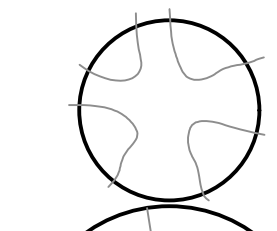
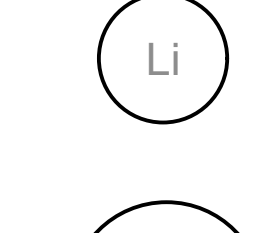
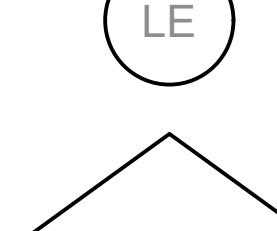
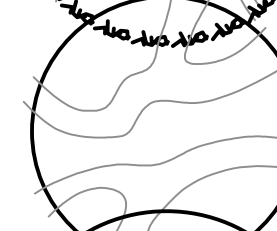
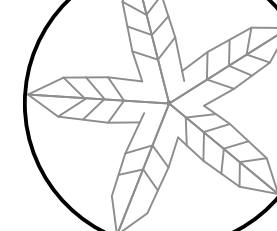
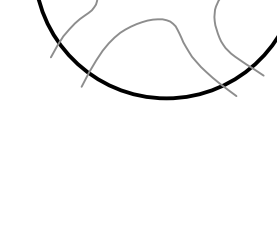
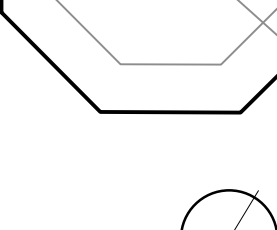

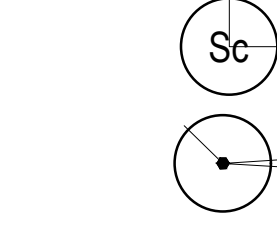

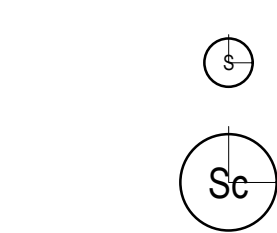

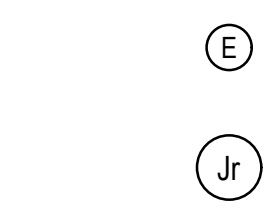


ALTA RAIN TREE

Planting Plan
Sheet LA3.2

plan scale 1:20
date: 05.17.19

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

PLANT MATERIALS LEGEND										
		Botanical Name		Common Name						
		Trees		Size	Quantity	Caliper	Height	Width		
		Acacia anuera		36" BOX		2.5"	10'-0"	4'-0"		
		Mulga Acacia		MULTI-TRUNK						
		Acacia willardiana		48" BOX		3"	12'-0"	8'-0"		
		Palo Blanco								
		Caeselpinia cacalaco smoothie		36" BOX		2"	10'-0"	12'-0"		
		Thornless Cascalote								
		Chilopsis linearis		36" BOX		2"	10'-0"	12'-0"		
		Desert Willow								
		Citrus sp.		18" B&B		1.5"	5'-0"	4'-0"		
		Lemon - Dwarf								
		Citrus sp.		18" B&B		1.5"	5'-0"	4'-0"		
		Lime - Dwarf								
		Citrus sp.		24" Box		1.5"	5'-0"	4'-0"		
		Orange - Navel -Robertson								
		Olneya tesota		24" Box		1.5"	5'-0"	4'-0"		
		Ironood								
		Parkinsonia hyb.		36" BOX		3"	12'-0"	10'-0"		
		'Desert Museum' Palo Verde		MULTI TRUNK						
		Phoenix dactylifera		18'		16"	18'-0"			
		Date Palm		CLEAR TRUNK						
		Pistacia chinensis		36" BOX		3.5"	12'-0"	6'-0"		
		Chinese Pistache		MULTI-TRUNK						
		Pistacia lentiscus		24" BOX		1"	7'-0"	7'-0"		
		Mastic Tree								
		Prosopis velutina		24" BOX		1"	7'-0"	7'-0"		
		Velvet Mesquite								
		Quercus virginiana		36" BOX		2.5"	13'-0"	13'-0"		
		'Cathedral' Oak								
		Ulmus parvifolia		48" BOX						
		'Allee' Elm								
		Extra Large Shrubs		Size	Quantity					
		Bougainvillea 'Rosenka'		5 gal.						
		Bougainvillea								
		Cordia Boissieri		5 gal.						
		Anachuita								
		Dodonea viscosa		5 gal.						
		Hopbush								
		Simmondsia chinensis		15 gal.						
		Jojoba								
		Tecoma alata 'Orange Jubilee'		15 gal.						
		Orange Jubilee								
		Large Shrubs		Size	Quantity					
		Justicia californica		5 gal.						
		Yellow Chuparosa								
		Leucophyllum langmaniae 'Rio Bravo'		5 gal.						
		Rio Bravo Sage								
		Ligustrum japonicum		5 gal.						
		Japanese Privet								
		Salvia clevelandii		5 gal.						
		Chaparral Sage								
		Simmondsia Chinensis 'Vista'		15 gal.						
		Compact Jojoba								
		Viguira deltoidea		15 gal.						
		Goldeneye								
		Medium Shrubs		Size	Quantity					
		Eremophila glabra spp. caranosa-Winter Blaze		5 gal.						
		Winter Blaze								
		Eremophila hygrophana		5 gal.						
		Blue Bells								
		Justicia candicans		5 gal.						
		Red Justicia								
		Punica granatum		5 gal.						
		Dwarf Pomegranate								
		Rosmarinus officinalis 'Tuscan Blue'		5 gal.						
		'Tuscan Blue' Rosemary								
		Small Shrubs		Size	Quantity					
		Bougainvillea 'Alenxandra'		1 gal						
		Alexandra Bougainvillea								
		Buxus microphylla japonica		5 gal.						
		Green Beauty Boxwood								
		Callistemon viminalis 'Little John'		5 gal.						
		Little John Bottle Bush								
		Guara lindheimeri		5 gal.						
		Pink Guara								
		Olea Europaea "Little Ollie"		5 gal.						
		Little Ollie Dwarf Olive								
		Teucrium chamaedrys		5 gal.						
		Germander								
		Groundcovers		Size	Quantity					
		Dalea capitata		5 gal.						
		Sierra Gold								
		Eremophila prostrata 'Outback Sunrise'		1 gal						
		Outback Sunrise Eremophila								
		Eremophila serpens		1 gal						
		Snake Emu								
		Hymenoxys acaulis		1 gal.						
		Angelita Daisy								
		Ruellia 'Katie'		1 gal.						
		Dwarf Ruellia 'Katie'								
		Rosmarinus officinalis 'Prostratus'		1 gal.						
		Trailing Rosemary								
		Teucrium chamaedrys prostratum		1 gal.						
		Prostate Germander								
		Trachleospermum jasminoides		1 gal.						
		Asiatic Jasmine								
		Cacti/ Accents		Size	Quantity					
		Agave Murpheyi		5 gal.						
		Murphey's Agave								
		Aloe hyb. 'Blue Elf'		5 gal.						
		Blue Elf Aloe								
		Bouteloua gracilis		1 gal						
		Blond Ambition								
		Carnegia gigantea		8'-0" min.						
		Saguaro								
		Dasylirion longissimum		5 gal.						
		Mexican Grass Tree								
		Euphorbia antispyhilitica		5 gal						
		Candelilla								
		Hesperaloe parviflora		3 gal.						
		'Brakelights' Red Yucca								
		Nolina matapensis		5 gal.						
		Beargrass								
		Opuntia 'x' Kelly's Choice		8 Pad Min.						
		Kelly's Choice Prickly Pear								
		Opuntia violacea 'Santa Rita'		8 Pad Min.						
		Purple Prickly Pear								
		Pachycereus marginatus		8 Pad Min.						
		Mexican Fence Post Cactus								
		Pedilanthus macrocarpus		5 gal.						
		Slipper Plant								
		Portulacaria afra minima		5 gal.						
		Dwarf Elephant Food								
		Yucca baccata		20 gal.						
		Banana Yucca								
		Yucca elata		20 gal.						
		Soaptree Yucca								



2039 E RICE DR., TEMPE
AZ, 85283
480-589-3793
VINCE@DALKEDESIGNGROUP.COM

101 MEGA RAINTREE

PIMA ROAD □ RAINTREE DRIVE
SCOTTSDALE, AZ

NUMBER	REVISION	DATE
--------	----------	------

SEAL

SHEET TITLE

OPEN SPACE PLAN

ISSUE DATE 11/08/18

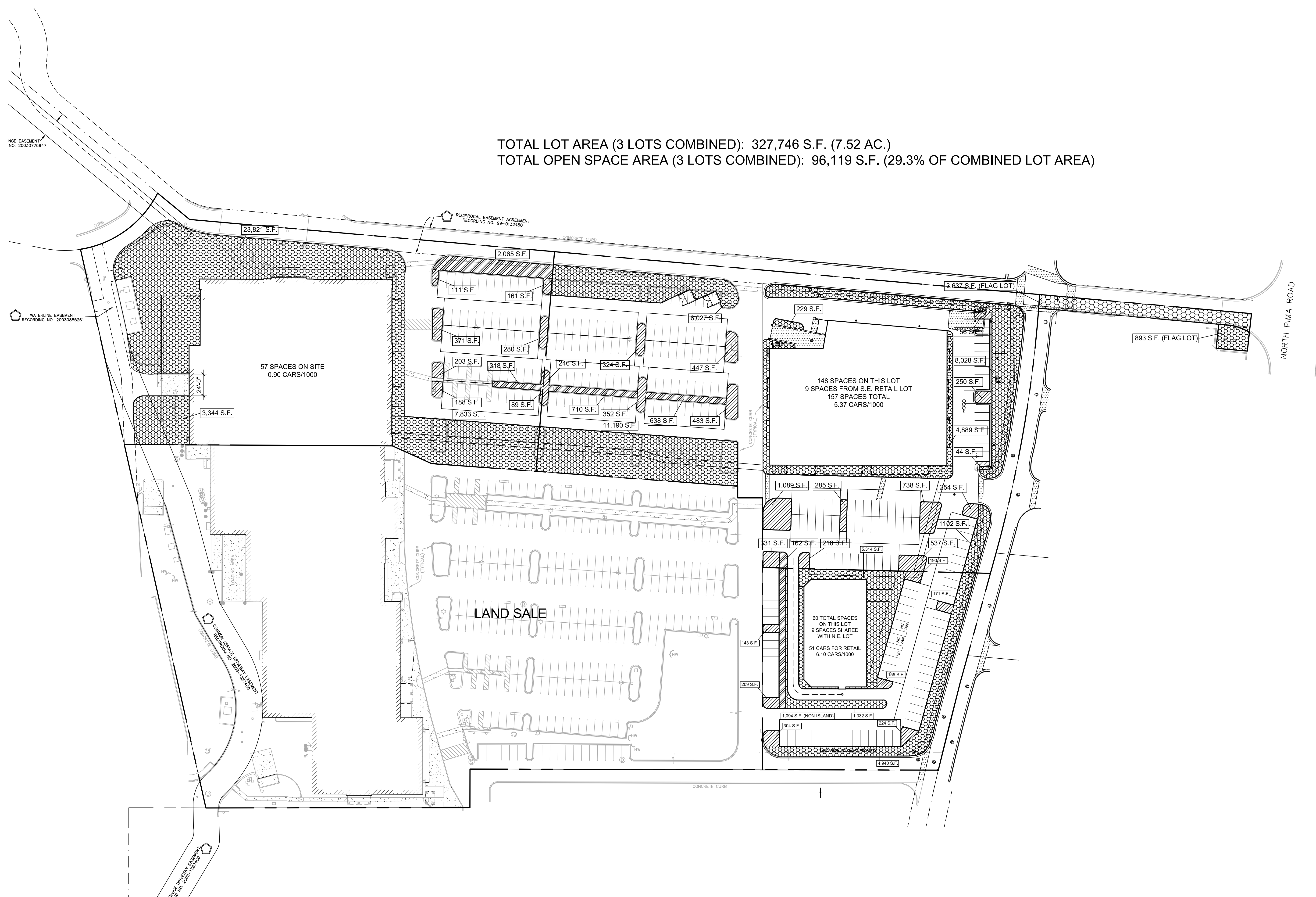
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CHECKED BY

PROJECT NUMBER

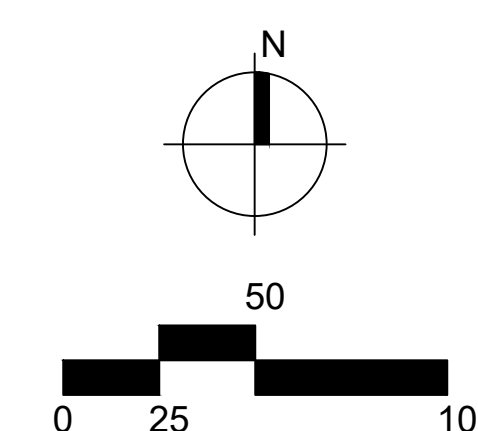
DRAWING NO.

A0.7



OPEN SPACE SITE PLAN - OVERALL SITE

SCALE: 1" = 50'



PROJECT DATA

PROJECT ADDRESS

8688 E RAINTREE DRIVE
SCOTTSDALE, AZ 85260

PARCEL ZONING

C-2

APN

215-52-034M
SUBDIVISION NORTH SIGHT 2 PAR 4

GROSS LOT AREA

242,067 SF (5.56 ACRES)

NET LOT AREA

115,783 SF (2.66 ACRES)

GROSS FLOOR AREA

126,284 SF

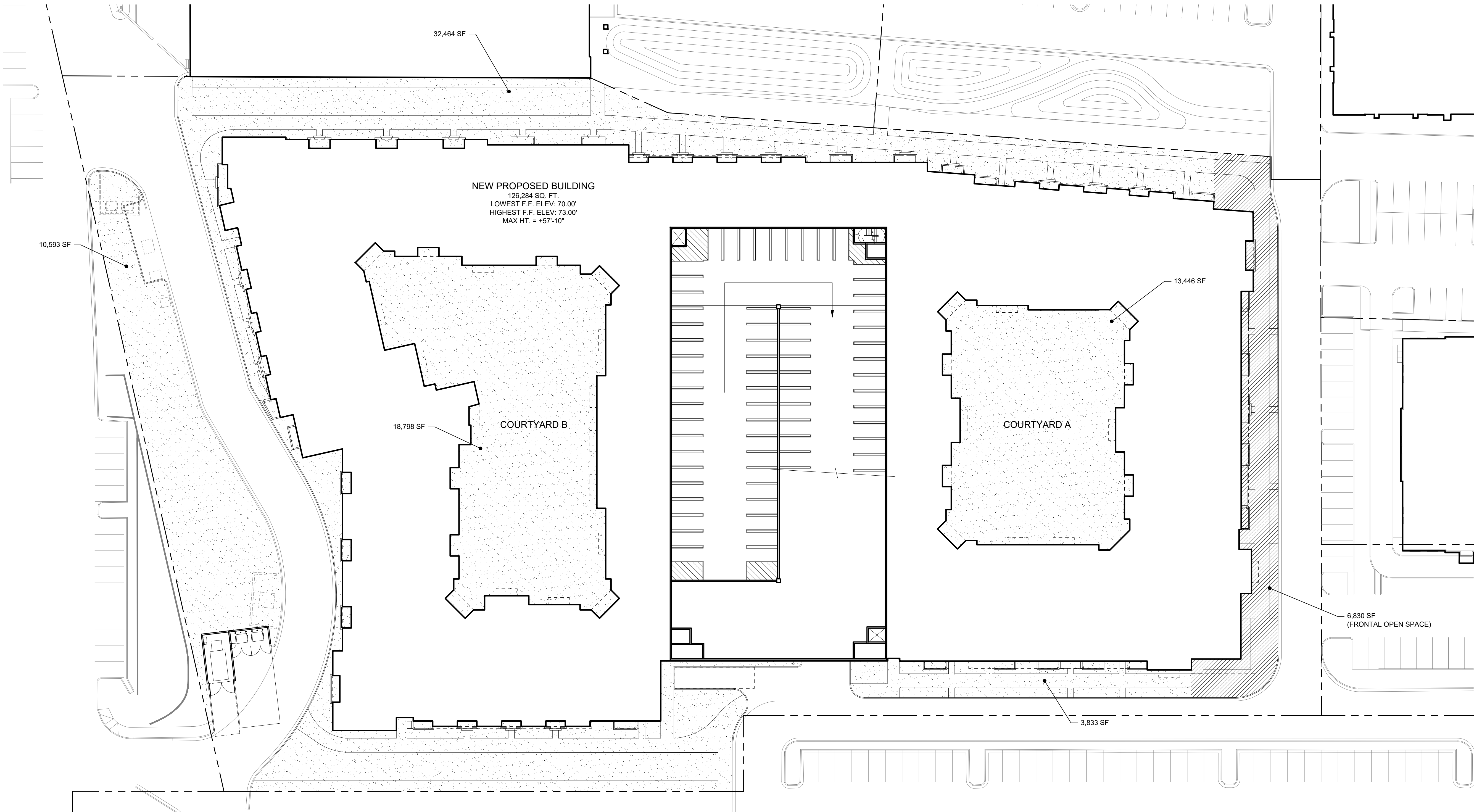
OPEN SPACE

FRONT OPEN SPACE: 6,830 SF
OPEN SPACE OTHER THAN FRONTAL OPEN SPACE: 79,134 SF
PARKING LOT LANDSCAPING: 0 SF
6,830 SF + 79,134 SF + 0 SF = 85,964 SF OF TOTAL OPEN SPACE

CALCULATION 1: (APN 215-52-034M)
85,964 SF OPEN SPACE / 242,067 SF LOT AREA
= **35.5% OPEN SPACE PROVIDED**
= **28% OPEN SPACE REQ'D**

CALCULATION 2: (APN 215-52-034M + LOT 1 & APN 215-52-034L)
182,083 SF OPEN SPACE / 565,331 SF LOT AREA
= **32.2% OPEN SPACE PROVIDED**
= **28% OPEN SPACE REQ'D**

* REFER TO SHEET A0.7 FOR C.O.S. APPROVED OPEN SPACE PLAN (NOV. 8, 2018)



NEW APARTMENT BUILDING
RAIN TREE
WOOD PARTNERS
8688 E RAIN TREE DRIVE
SCOTTSDALE, AZ 85260

ISSUE

DATE REV FOR
05.17.19 ZONING RESUBMITTAL

Drawn

RL

Checked

PJL

Job Number

1826

Drawing

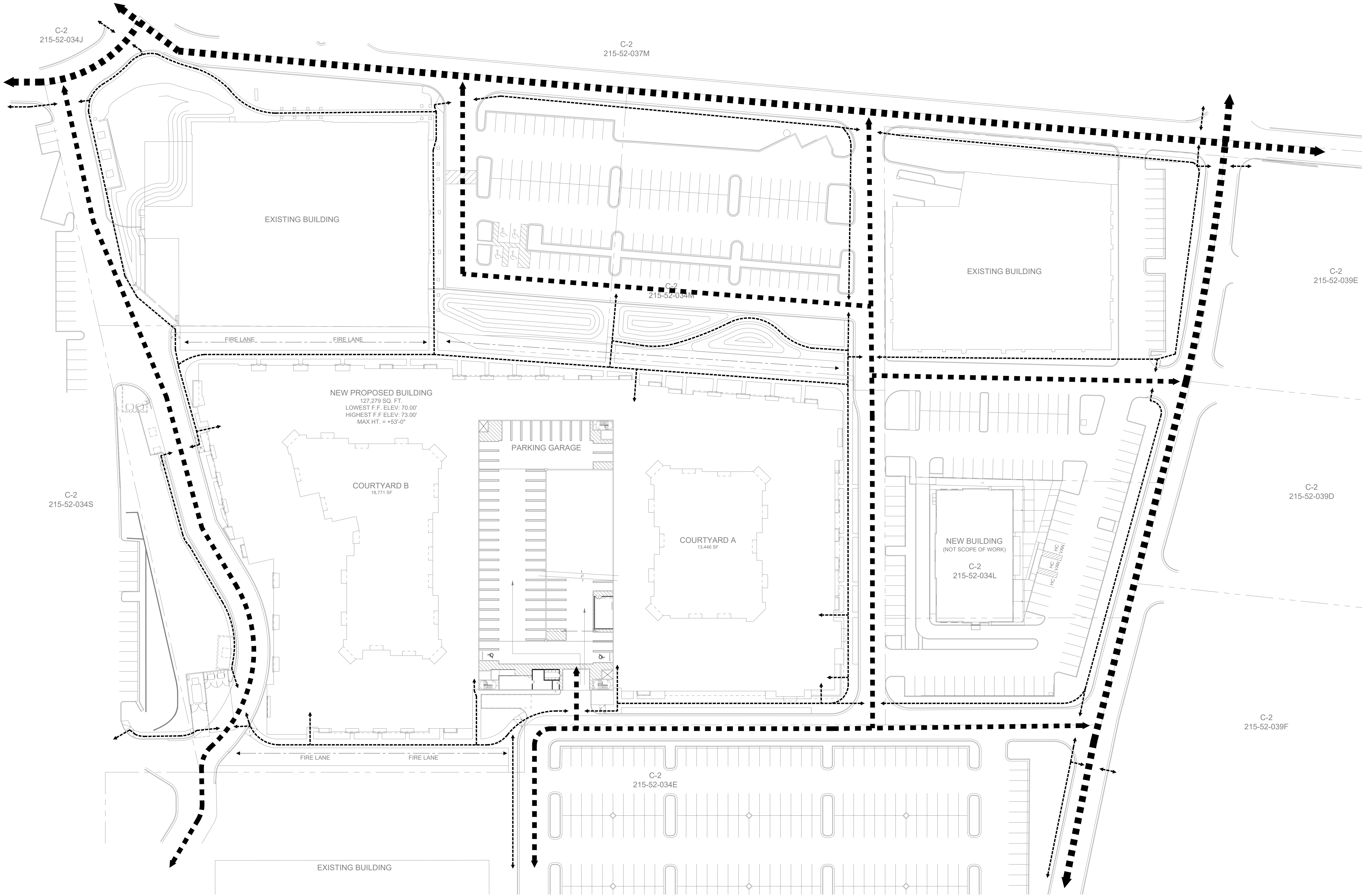
OPEN SPACE PLAN

Sheet

A2.6

LEGEND

- PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION

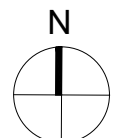


0 20' 40' 80'

PEDESTRIAN & VEHICULAR CIRCULATION

1" = 40'-0"

1



NEW APARTMENT BUILDING
RAINTREE
WOOD PARTNERS
8688 E RAIN TREE DRIVE
SCOTTSDALE, AZ 85260

ISSUE

DATE REV FOR
05.17.19 ZONING RESUBMITTAL

Drawn

RL

Checked

PJL

Job Number

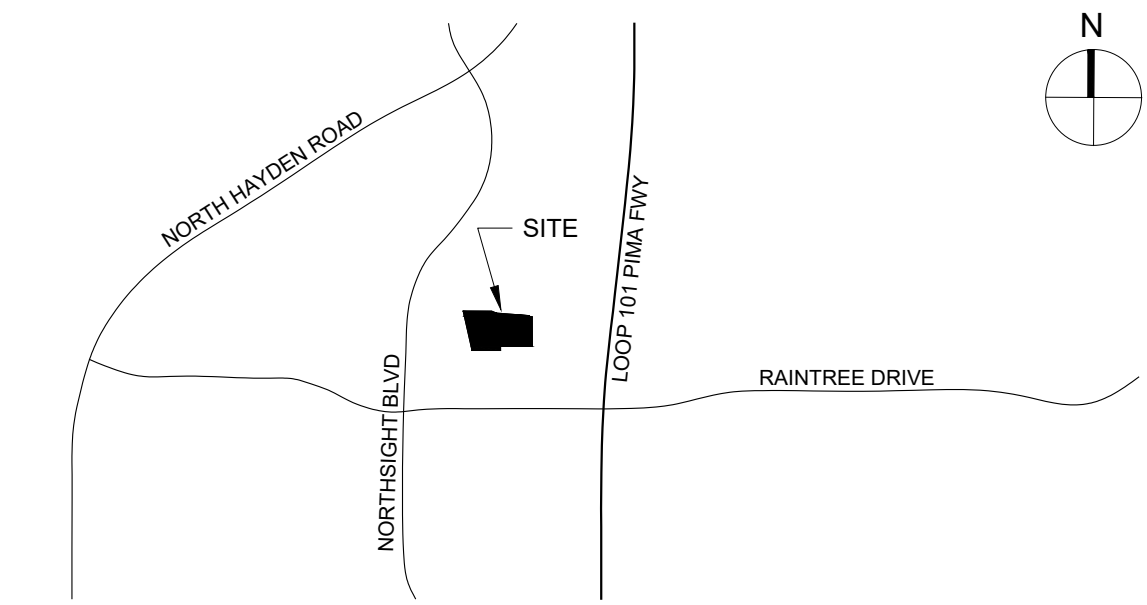
1826

Drawing

PEDESTRIAN &
VEHICULAR
CIRCULATION
Sheet

A1.3

VICINITY MAP (N.T.S.)



KEYNOTES

1. EXISTING ABOVE GROUND UTILITY EQUIPMENT w/ SCREEN WALL TO BE RELOCATED
2. EXISTING GASLINE EASEMENT, SEE ALTA SURVEY TO BE ABANDONED
3. EXISTING INGRESS/ EGRESS w/ UTILITY EASEMENT, SEE ALTA SURVEY
4. EXISTING DRAINAGE EASEMENT, SEE ALTA SURVEY
5. 24'-0" MIN. DRIVE WIDTH FIRE LANE & TURNING RADII (25'-0" INSIDE/ 49'-0" OUTSIDE/ 55'-0" BUCKET SWING) CLEARANCE PER C.O.S. DS&PM 2-1.303(5).
6. 8'-0" CONCRETE SIDEWALK
7. BICYCLE PARKING @ FIRST FLOOR PARKING STRUCTURE, C.O.S. DETAIL 2285
8. PROPOSED LOCATION FOR NEW ABOVE GROUND UTILITY EQUIPMENT w/ SCREENING
9. EXISTING 3'-0" RETAINING WALL @ RETENTION BASIN
10. DOUBLE TRASH ENCLOSURE FOR RECYCLING, IN ACCORDANCE TO C.O.S. DETAIL 2147-1
11. TRASH COMPACTOR ENCLOSURE, IN ACCORDANCE TO DS&PM CH.2-1.309
12. SIGHT VISIBILITY TRIANGLE IN COMPLIANCE TO THE C.O.S. DS&PM FIGURE 5.3-26
13. EXISTING FIRE HYDRANT
14. PROPOSED FIRE HYDRANT LOCATED LESS THAN 700'-0" FROM NEAREST EXISTING FIRE HYDRANT PER C.O.S ZONING ORDINANCE 507.5.1.2.
15. PROPOSED 20'-0" WATER EASEMENT, SEE ALTA SURVEY
16. FIRE RISER ROOM
17. FIRE DEPARTMENT CONNECTION
18. ELECTRONIC VEHICLE GATE FOR TENANT PARKING BEYOND

PROJECT DATA

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO.1:
LOT 6, NORTHSIGHT CROSSING PROPERTY, ACCORDING TO BOOK 688 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA. FILE NO. 3097TAZ

PROJECT ADDRESS

8688 E RAINTREE DRIVE
SCOTTSDALE, AZ 85260

PARCEL ZONING

C-2

APN

215-52-034M
SUBDIVISION NORTHSIGHT 2 PAR 4

GROSS LOT AREA

242,067 SF (5.56 ACRES)

NET LOT AREA

115,783 SF (2.66 ACRES)

GROSS FLOOR AREA

126,284 SF

OPEN SPACE

CALCULATION 1: (APN 215-52-034M)
85,964 SF OPEN SPACE / 242,067 SF LOT AREA
= **35.5% OPEN SPACE PROVIDED**
= **28% OPEN SPACE REQ'D**

CALCULATION 2: (APN 215-52-034M + LOT 1 & APN 215-52-034L)
182,083 SF OPEN SPACE / 565,331 SF LOT AREA
= **32.2% OPEN SPACE PROVIDED**
= **28% OPEN SPACE REQ'D**

* REFER TO SHEET A0.7 FOR C.O.S. APPROVED OPEN SPACE PLAN (NOV. 8, 2018)

REFUSE CALCULATIONS

TRASH:
* PER CITY OF SCOTTSDALE, 1 ENCLOSURE FOR EVERY 20 UNITS
20/330 APARTMENT UNITS = 16.5 TRASH CONTAINERS REQ'D

16.5 CONTAINERS x 8 CU. YDS. = 132 CU. YDS. REQ'D

* USING AN EXTERIOR TRASH COMPACTOR w/ RATIO OF 1:4 COMPACTION RATE

4/132 CU. YDS. = 33 CU. YDS. REQ'D

(1) **34 CU. YDS. ROLL-OFF TRASH COMPACTOR PROVIDED**

RECYCLING:

* RECYCLING NOT REQ'D

(2) **8 CU. YDS. CONTAINERS PROVIDED FOR RECYCLING**

PARKING

UNIT COUNT

211 (1 BED UNITS)
105 (2 BED UNITS)
14 (3 BED UNITS)
330 TOTAL UNITS

ACCESSIBLE PARKING:

4% OF 512 PARKING SPACES =

BICYCLE PARKING:
2 SPACES FOR EVERY 10 SPACES:
(* NOT TO EXCEED 100 SPACES)

PARKING RATIO

1.3
1.7
1.9

PARKING SPACES

274
179
27

479 SPACES REQ'D

512 SPACES PROVIDED

21 SPACES REQ'D

22 SPACES PROVIDED

103 SPACES

100 SPACES REQ'D

100 SPACES PROVIDED

SHOW REFUSE ENCLOSURE

sidewalk and ramps needed

SHOW REFUSE ENCLOSURE

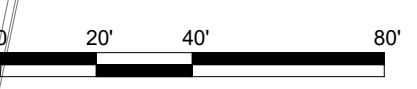
curb ramps needed

sidewalk needed

connection to sidewalk along main shopping drive aisle needed

SHOW REFUSE ENCLOSURE

curb ramps needed



SITE PLAN
1" = 40'-0"

1

NEW APARTMENT BUILDING

RAINTREE

WOOD PARTNERS

8688 E RAINTREE DRIVE

SCOTTSDALE, AZ 85260

ISSUE

DATE REV FOR
05.17.19 ZONING RESUBMITTAL

Drawn

JF, RL

Checked

PJL

Job Number

1826

Drawing

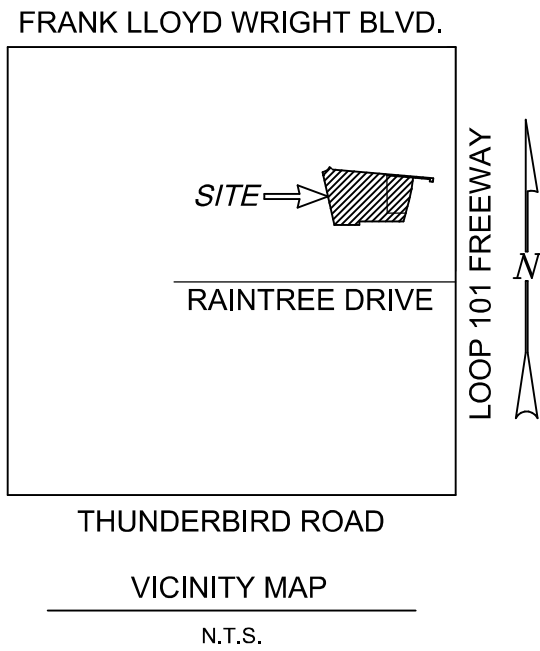
SITE PLAN

Sheet

A1.1

ALTA/NSPS LAND TITLE SURVEY

OF
8688 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
(PROPOSED LOT 3)
BEING A PORTION OF
THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 3 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



PARCEL DESCRIPTION

PARCEL NO. 1

A PORTION OF LOT 1 OF NORTHSIGHT CROSSING PROPERTY, RECORDED IN BOOK 688, PAGE 12, MARICOPA COUNTY RECORDS, LYING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST COMER OF SAID LOT 1;
THENCE ALONG THE WEST LINE OF SAID LOT 1, NORTH 12 DEGREES 43 MINUTES 37 SECONDS WEST, A DISTANCE OF 414.99 FEET;
THENCE LEAVING SAID WEST LINE, SOUTH 89 DEGREES 45 MINUTES 54 SECONDS EAST, A DISTANCE OF 298.97 FEET;
THENCE SOUTH 65 DEGREES 44 MINUTES 00 SECONDS EAST, A DISTANCE OF 4 7 .86 FEET;
THENCE SOUTH 85 DEGREES 50 MINUTES 23 SECONDS EAST, A DISTANCE OF 342.14 FEET;
THENCE SOUTH 00 DEGREES 04 MINUTES 10 SECONDS EAST, A DISTANCE OF 12.98 FEET;
THENCE NORTH 89 DEGREES 55 MINUTES 50 SECONDS EAST, A DISTANCE OF 28.02 FEET;
THENCE SOUTH 00 DEGREES 06 MINUTES 03 SECONDS EAST, A DISTANCE OF 303.26 FEET, TO THE SOUTHERLY LINE OF SAID LOT 1;
THENCE NORTH 89 DEGREES 59 MINUTES 17 SECONDS WEST, A DISTANCE OF 326.96 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, A DISTANCE OF 43.00 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 17 SECONDS WEST, A DISTANCE OF 294.02 FEET, TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A NON-EXCLUSIVE EASEMENT FOR PURPOSE OF INGRESS AND EGRESS FOR GENERAL ROADWAY AND FOR PURPOSES FOR INSTALLING, OPERATING, MAINTAINING AND REPAIRING UTILITY LINES AS CREATED IN EASEMENT AGREEMENT RECORDED IN RECORDING NO. 99-0132450, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING WITHIN THE HEREINABOVE DESCRIBED PARCEL 1.

PARCEL NO. 3:

A NON-EXCLUSIVE EASEMENT OVER, ACROSS AND UPON THE COMMON DRIVEWAY FOR PURPOSES OF INGRESS AND EGRESS, AND FOR PURPOSES OF INSTALLING, OPERATING, MAINTAINING AND REPAIRING UTILITY LINES AS CREATED IN PERMANENT RECIPROCAL EASEMENT AGREEMENT RECORDED IN RECORDING NO. 2002-0163513, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING WITHIN THE HEREINABOVE DESCRIBED PARCEL 1.

PARCEL NO. 4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER DRIVEWAYS AND CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING AND REPAIRING AND REPLACING UNDERGROUND UTILITY LINES INCLUDING GAS, WATER AND SEWER LINES AND CONDUIT FOR ELECTRIC AND TELEPHONE SERVICE AS CREATED IN PERMANENT RECIPROCAL EASEMENT AGREEMENT RECORDED IN RECORDING NO. 2002-0163514, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING WITHIN THE HEREINABOVE DESCRIBED PARCEL 1.

PARCEL NO. 5:

A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES AS CREATED IN RECIPROCAL EASEMENT AGREEMENT, RECORDED MAY 5, 2003 IN RECORDING NO. 2003-0569041, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING WITHIN THE HEREINABOVE DESCRIBED PARCEL 1.

PARCEL NO. 6:

A NON-EXCLUSIVE EASEMENT FOR DRAINAGE AS CREATED IN RECIPROCAL EASEMENT AGREEMENT, RECORDED IN JUNE 16, 2003, IN RECORDING NO. 2003-0776947 RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 7:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CREATED IN " EASEMENT AGREEMENT – COMMON SERVICE DRIVEWAY", RECORDED IN RECORDING NO. 20031387400, RECORDS OF MARICOPA COUNTY, ARIZONA.

GENERAL NOTES

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 18001529-040-BN1-RLC, DATED FEBRUARY 5, 2019, AMENDMENT NO. 7, AMENDMENT DATE OF FEBRUARY 8, 2019.
- A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.
- SURVEY FIELD WORK WAS COMPLETED ON SEPTEMBER 10, 2018.
- THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NOTES: (Table "A" Items")

- SET A 1/2" REBAR W/CAP "AWLS 45377" AT PROPERTY CORNERS AS SHOWN HEREON UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY:
AREA IS 242,067.0 SQUARE FEET OR 5.557 ACRES, MORE OR LESS.
- ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE.

BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE NORTH LINE OF LOT 1 OF NORTHSIGHT CROSSING PROPERTY USING A BEARING OF SOUTH 85 DEGREES 00 MINUTES 35 SECONDS EAST, AS SHOWN ON THE FINAL PLAT RECORDED IN BOOK 688, PAGE 12, MARICOPA COUNTY RECORDS.

BENCHMARK

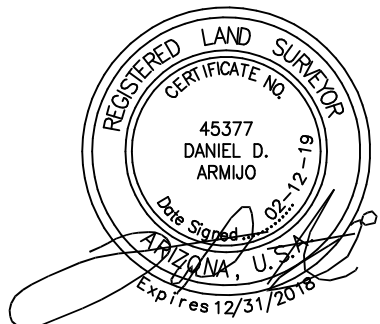
BENCHMARK IS A CITY OF PHOENIX BRASS CAP IN HANDHOLE BEING THE SOUTH 1/4 CORNER OF SECTION 12, T3N, R4E.

ELEVATION = 1434.36' NAVD 88

CERTIFICATION

TO: 101 MEGA RAINTREE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
WP WEST ACQUISITION, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY
COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 8, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 10, 2018.



ALTA/NSPS LAND TITLE SURVEY
8688 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

AW LAND SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

SCHEDULE "B" ITEMS

1.

Intentionally omitted.
2.

Reservations contained in the Patent

From: The United States of America

Recording Date: March 13, 1975

Recording No: Docket 11071, page 88

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts; and the reservation from the lands hereby granted of a right of way thereon for ditches or canals constructed by the authority of the United States and a right of way not exceeding 33 feet in width, for roadway and for public utility purposes, located across said land or as near as practicable to the exterior boundaries of the Land.

Thereafter, the effect of City of Scottsdale, Release of Easement recorded March 11, 1994 in Recording No. 94-0202449.

(Affect G.L.O. Lot 39)
3.

Reservations contained in the Patent

From: The United States of America

Recording Date: August 6, 1954

Recording No: Docket 1407, page 76

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts; and the reservation from the lands hereby granted of a right of way thereon for ditches or canals constructed by the authority of the United States and a right of way not exceeding 33 feet in width, for roadway and for public utility purposes, located across said land or as near as practicable to the exterior boundaries of the Land.

Thereafter, the effect of City of Scottsdale, Release of Easement recorded March 11, 1994 in Recording No. 94-0202449.

(Affect G.L.O. Lot 40)
4.

Reservations contained in the Patent

From: The United States of America

Recording Date: September 2, 1980

Recording No: Docket 14657, page 226

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts; and the reservation from the lands hereby granted of a right of way thereon for ditches or canals constructed by the authority of the United States and a right of way not exceeding 33 feet in width, for roadway and for public utility purposes, located across said land or as near as practicable to the exterior boundaries of the Land.

Thereafter, the effect of City of Scottsdale, Release of Easement recorded March 11, 1994 in Recording No. 94-0202449.

(Affect G.L.O. Lot 41)
5.

Water rights, claims or title to water, whether or not disclosed by the public records.
6.

The right of entry to prospect for, mine and remove the minerals excepted from the description of said Land in Schedule A.
7.

Intentionally omitted.
8.

DOES NOT AFFECT SUBJECT PROPERTY—→
(EASEMENT LOCATED ON NORTHERLY
PORTION OF LOT 1 - BK 688, PG 12)

Matters contained in that certain document

Entitled: Reciprocal Easement Agreement

Dated: December 17, 1998

Executed by: Mall At The Crossroads, Inc., a Washington corporation and Wal-Mar Stores, Inc., a Delaware corporation

Recording Date: February 10, 1999

Recording No: 99-0132450

Reference is hereby made to said document for full particulars.
9.

AFFECTS SUBJECT PROPERTY—→
(PLOTTED AND SHOWN ON SURVEY)

Matters contained in that certain document

Entitled: Permanent Reciprocal Easement Agreement

Dated: February 13, 2002

Executed by: Mall At The Crossroads, Inc., a Washington corporation and Continental 123 Fund L.L.C., a Wisconsin limited liability company

Recording Date: February 15, 2002

Recording No: 20020163513

Reference is hereby made to said document for full particulars.
10.

DOES NOT AFFECT SUBJECT PROPERTY—→
(EASEMENT LOCATED AT THE EASTERLY
PORTION OF LOT 1 - BK 688, PG 12)

Matters contained in that certain document

Entitled: Permanent Reciprocal Easement Agreement

Dated: February 13, 2002

Executed by: Mall At The Crossroads, Inc., a Washington corporation and Continental 123 Fund L.L.C., a Wisconsin limited liability company

Recording Date: February 15, 2002

Recording No: 20020163514

Reference is hereby made to said document for full particulars.
11.

AFFECTS SUBJECT PROPERTY—→
(NOT PLOTTED; BLANKET IN NATURE)

Matters contained in that certain document

Entitled: City of Scottsdale Lot Split Approval

Dated: April 17, 2002

Recording Date: April 26, 2002

Recording No: 2002-0431053

Reference is hereby made to said document for full particulars.
12.

AFFECTS SUBJECT PROPERTY—→
(NOT PLOTTED; BLANKET IN NATURE)

Matters contained in that certain document

Entitled: Agreement

Dated: December 13, 2002

Executed by: Mall At The Crossroads, Inc., a Washington corporation and Continental 123 Fund L.L.C., a Wisconsin limited liability company

Recording Date: December 26, 2002

Recording No: 20021396457

Reference is hereby made to said document for full particulars.

SCHEDULE "B" ITEMS

13.

DOES NOT AFFECT SUBJECT PROPERTY—→
(EASEMENT LOCATED ON NORTHWESTERLY
PORTION OF LOT 1 - BK 688, PG 12)

Matters contained in that certain document

Entitled: Reciprocal Easement Agreement – Buthrus Driveway

Dated: May 5, 2003

Executed by: Mall At The Crossroads, Inc., a Washington corporation and Northsight Crossing, L.L.C., a Nevada limited liability company

Recording Date: May 5, 2003

Recording No: 20030569041

Reference is hereby made to said document for full particulars.
14.

AFFECTS SUBJECT PROPERTY—→
(PLOTTED AND SHOWN ON SURVEY)

Matters contained in that certain document

Entitled: Reciprocal Easement Agreement – Common Service Driveway

Dated: May 5, 2003

Executed by: Mall At The Crossroads, Inc., a Washington corporation and Northsight Crossing, L.L.C., a Nevada limited liability company

Recording Date: May 5, 2003

Recording No: 20030569042

Reference is hereby made to said document for full particulars.
15.

DOES NOT AFFECT SUBJECT PROPERTY—→
(EASEMENT LOCATED ON NORTHWESTERLY
PORTION OF LOT 1 - BK 688, PG 12)

Matters contained in that certain document

Entitled: Reciprocal Easement Agreement

Dated: June 16, 2003

Executed by: Mall At The Crossroads, Inc., a Washington corporation and Darlar, LLC, an Arizona limited liability company

Recording Date: June 16, 2003

Recording No: 20030776947

Reference is hereby made to said document for full particulars.
16.

AFFECTS SUBJECT PROPERTY—→
(PLOTTED AND SHOWN ON SURVEY)

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Scottsdale

Purpose: water line

Recording Date: July 8, 2003

Recording No: 20030885261

Affects: said land more particularly described therein
17.

Intentionally omitted.
18.

Intentionally omitted.
19.

Intentionally omitted.
20.

Intentionally omitted.
21.

AFFECTS SUBJECT PROPERTY—→
(PLOTTED AND SHOWN ON SURVEY)

Matters contained in that certain document

Entitled: Easement Agreement – Common Service Driveway

Dated: September 30, 2003

Executed by: KS Scottsdale Funding Company, Inc., a Delaware corporation and NSHE LISCO, LLC, an Arizona limited liability company

Recording Date: October 2, 2003

Recording No: 20031387400

Reference is hereby made to said document for full particulars.
22.

Intentionally omitted.
23.

AFFECTS SUBJECT PROPERTY—→
(PLOTTED AND SHOWN ON SURVEY)

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Southwest Gas Corporation

Purpose: pipelines and appurtenances

Recording Date: June 21, 2004

Recording No: 2004-0698519

Affects: said land more particularly described therein
24.

AFFECTS SUBJECT PROPERTY—→
(PLOTTED AND SHOWN ON SURVEY)

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Arizona Public Service Company

Purpose: electric lines and appurtenant facilities and fixtures

Recording Date: October 1, 2004

Recording No: 2004-1156144

Affects: said land more particularly descried therein

SCHEDULE "B" ITEMS

25.

Intentionally omitted.
26.

Intentionally omitted.
27.

Intentionally omitted.
28.

Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the Public Records.
29.

Matters which may be disclosed by an inspection of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
30.

AFFECTS SUBJECT PROPERTY—→
(PLOTTED AND SHOWN ON SURVEY)

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Job No.: 18-073

Dated: September 18, 2018

Prepared by: AW Land Surveying, LLC

Matters shown:

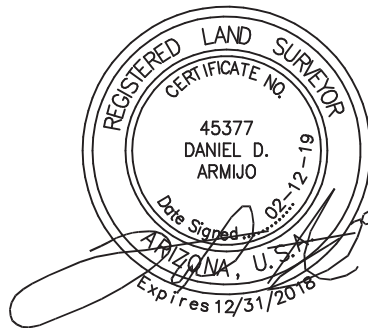
A. Portion of 1-story building encroaches on gas line easement recorded in Document No. 2004-0698519.

B. Portion of 1-story building encroaches on 40' temporary access easement recorded in Document No.
31.

AFFECTS SUBJECT PROPERTY—→
(PLOTTED AND SHOWN ON SURVEY)

Easements, covenants, conditions and restrictions as set forth on the recorded plat recorded in Book 683 of Maps, Page 46.
32.

Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2019.



ALTA/NSPS LAND TITLE SURVEY
8688 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

AW LAND SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

APN: 215-52-034J
DOCUMENT NO. 2011-0304682, MCR
OWNER: JMC HOLDING INC.

APN: 215-52-037H
DOCUMENT NO. 1999-0132449, MCR
OWNER: WALMART STORES INC.

PARCEL NO. 5
INGRESS/EGRESS EASEMENT
UTILITY EASEMENT

PARCEL NO. 6
DRAINAGE EASEMENT

PARCEL NO. 2
INGRESS/EGRESS EASEMENT

WATERLINE EASEMENT

ACCESS EASEMENT
UTILITY EASEMENT

PARCEL NO. 7
COMMON SERVICE DRIVEWAY
EASEMENT

APN: 215-52-034S
DOCUMENT NO. 2012-0601702, MCR
OWNER: NORTHSIGHT SCOTTSDALE CROSSING LLC

DRAINAGE EASEMENT
DOCUMENT NO. 2003-1030512, MCR

PARCEL NO. 1

APN: 215-52-034E
DOCUMENT NO. 2007-0498957, MCR
OWNER: GD KS ACQUISITION COMPANY LLC

PARCEL NO. 3
INGRESS/EGRESS EASEMENT

PARCEL 6
BOOK 315, PAGE 15, MCR
OWNER: SCU BRONCOS LLC

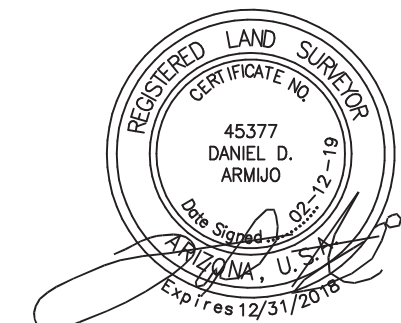
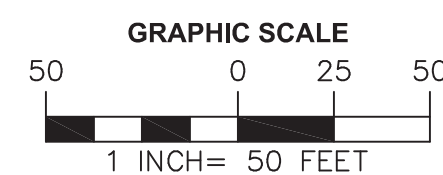
PARCEL NO. 4
INGRESS/EGRESS EASEMENT
UTILITY EASEMENT

LOT 5
BOOK 688, PAGE 12, MCR
OWNER: MAMMOTHROCK LLC

LOT 4
BOOK 688, PAGE 12, MCR
OWNER: CHICK FILA INC.

STATE ROUTE 101 (FRONTAGE ROAD)

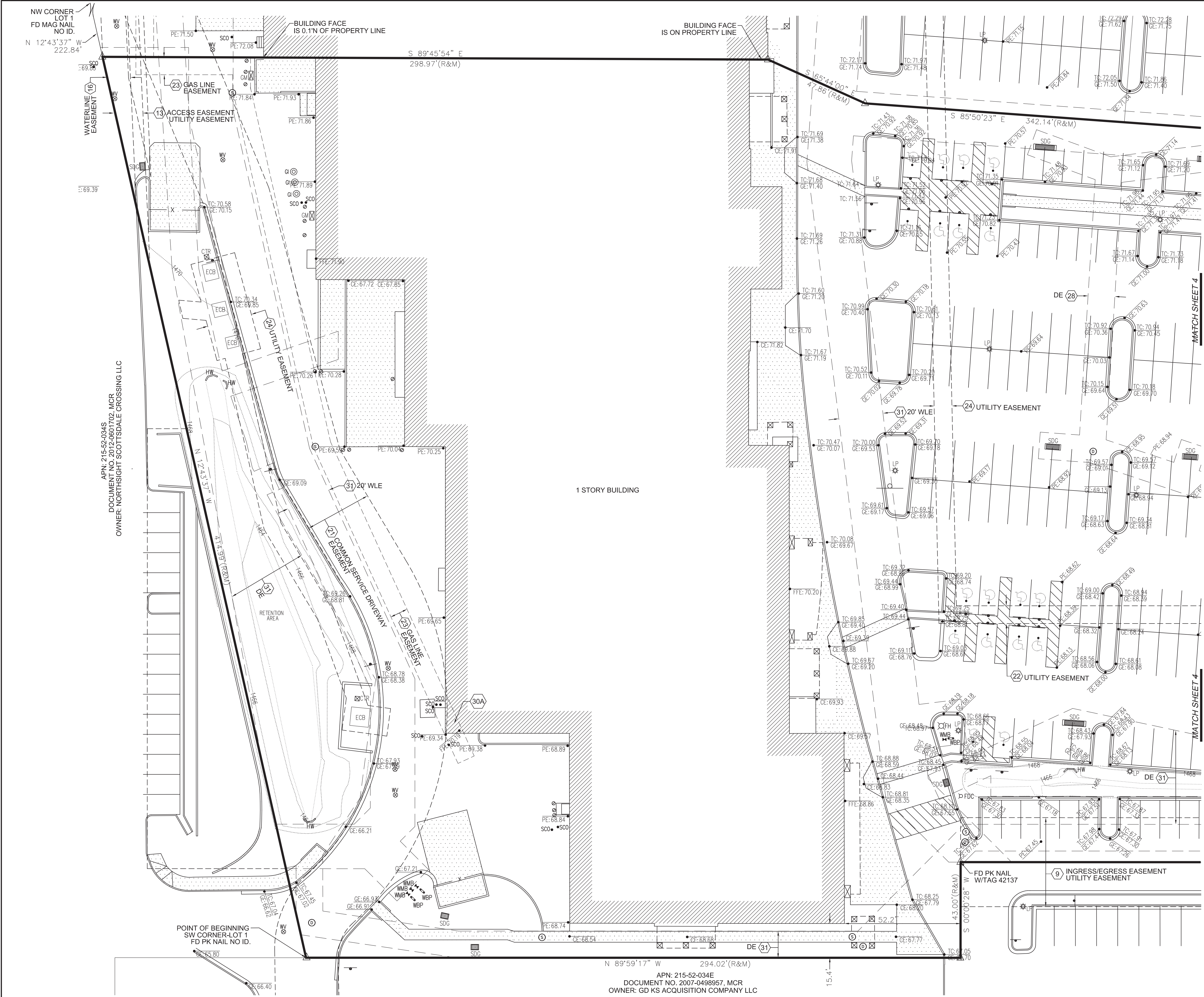
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	110.87'	116.00'	54°45'38"	N 53°46'36" E	106.70'
C2	277.56'	1422.50'	11°10'47"	N 09°49'27" E	277.12'
C3	3.59'	2277.50'	0°05'25"	S 15°22'08" W	3.59'
C4	100.13'	2277.50'	2°31'09"	N 14°00'30" E	100.13'



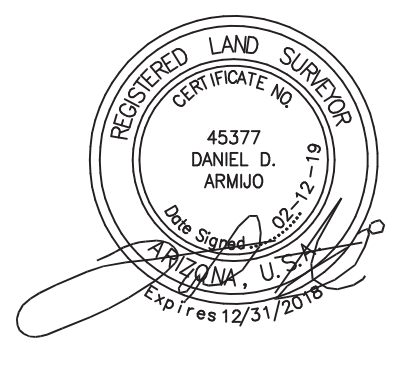
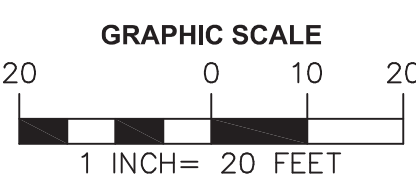
ALTA/NSPS LAND TITLE SURVEY
8688 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

AW LAND SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

DRAWN BY: DDA CHECKED BY: DDA DATE: 02/12/19 JOB NO.: 18-073 SHEET NO. **3 OF 5**



LEGEND	
MCR	MARICOPA COUNTY RECORDS
APN	ASSESSOR PARCEL NUMBER
CB	CATCH BASIN
SDG	STORM DRAIN GRATE
EM	ELECTRIC METER
LP	LIGHT POLE
EJB	ELECTRIC JUNCTION BOX
SCO	SEWER CLEANOUT
GM	GAS METER
GI	GREASE INTERCEPTOR
ECB	ELECTRIC CABINET
CTR	CABLE TV RISER
FH	FIRE HYDRANT
WV	WATER VALVE
WMB	WATER METER BOX
WBP	WATER BACKFLOW PREVENTOR
FDC	FIRE DEPARTMENT CONNECTION
ICB	IRRIGATION CONTROL BOX
HW	HEADWALL
E-VLT	ELECTRIC VAULT
EM	ELECTRIC METER
⊙	STORMDRAIN MANHOLE
⊙	SEWER MANHOLE
⊙	BARRIER POST
—	SIGN
▒	CONCRETE
—	PROPERTY LINE
- - -	EASEMENT LINE AS NOTED
—	ADJOINER LINE
⬢	PLOTTABLE SCHEDULE "B" ITEM
● TC: XX.XX	TOP OF CURB ELEVATION
● GE: XX.XX	GUTTER ELEVATION
● PE: XX.XX	PAVEMENT ELEVATION
● CE: XX.XX	CONCRETE ELEVATION
● FFE: XX.XX	FINISH FLOOR ELEVATION
△	PROPERTY CORNER SET 1/2" REBAR OR PK NAIL W/TAG "AWLS 45377" UNLESS OTHERWISE NOTED

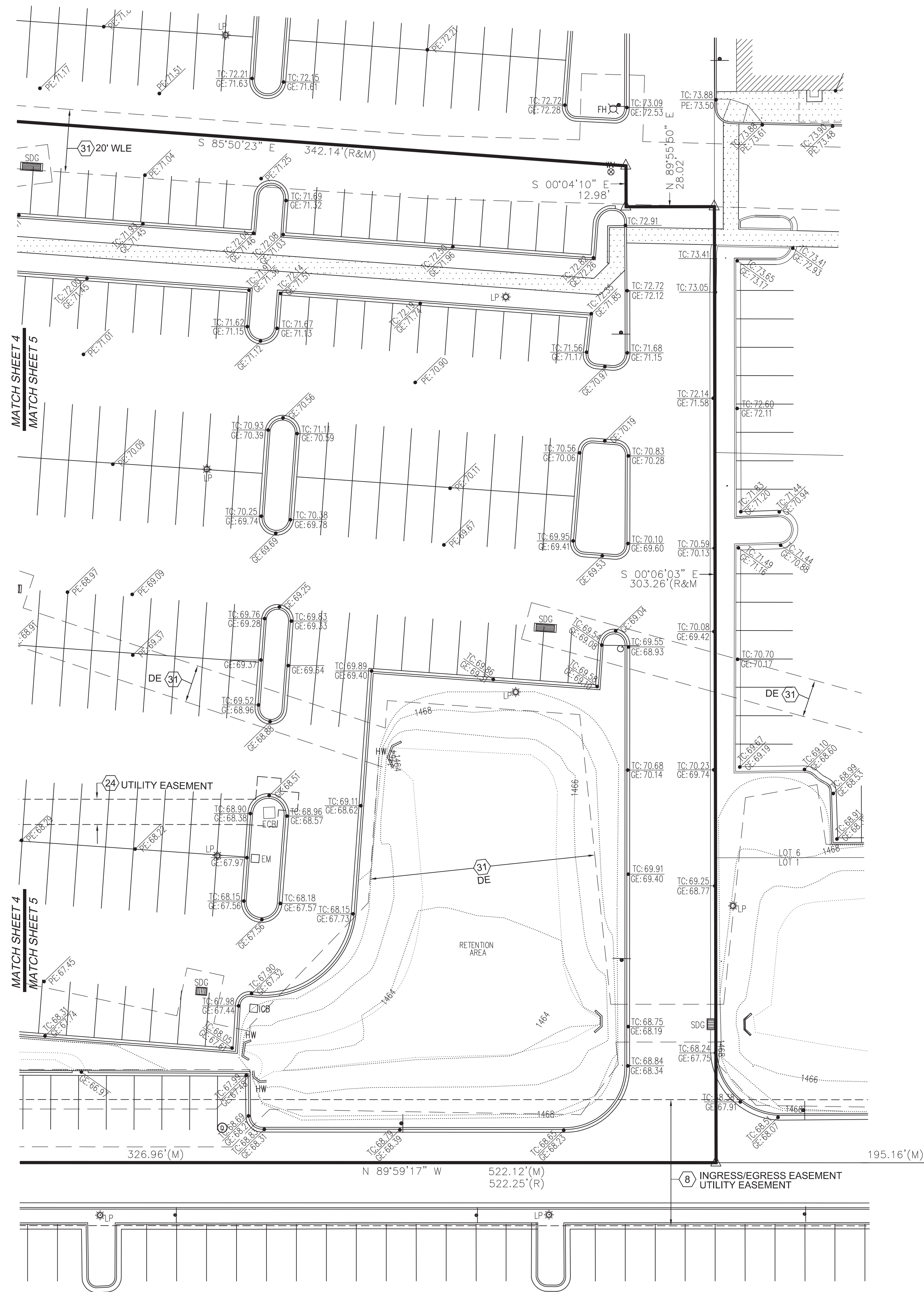


ALTA/NSPS LAND TITLE SURVEY
8688 E RAIN TREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

AW LAND SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

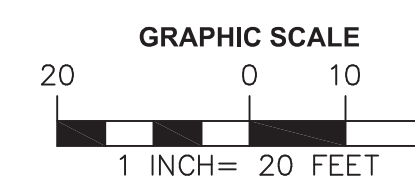
APN: 215-52-034S
DOCUMENT NO. 2012-0601702, MCR
OWNER: NORTHSIGHT SCOTTSDALE CROSSING LLC

APN: 215-52-034E
DOCUMENT NO. 2007-0498957, MCR
OWNER: GD KS ACQUISITION COMPANY LLC

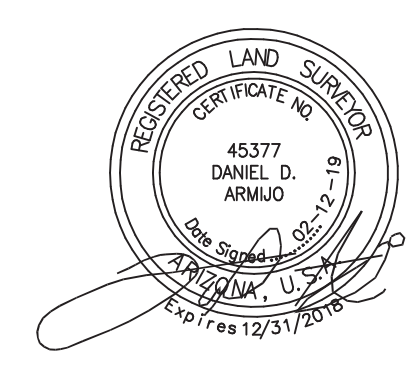


LEGEND

MCR	MARICOPA COUNTY RECORDS
APN	ASSESSOR PARCEL NUMBER
CB	CATCH BASIN
SDG	STORM DRAIN GRATE
EM	ELECTRIC METER
LP	LIGHT POLE
EJB	ELECTRIC JUNCTION BOX
SCO	SEWER CLEANOUT
GM	GAS METER
ECB	GREASE INTERCEPTOR
GI	ELECTRIC CABINET
CTR	CABLE TV RISER
FH	FIRE HYDRANT
WV	WATER VALVE
WMB	WATER METER BOX
WBP	WATER BACKFLOW PREVENTOR
FDC	FIRE DEPARTMENT CONNECTION
ICB	IRRIGATION CONTROL BOX
HW	HEADWALL
E-VLT	ELECTRIC VAULT
EM	ELECTRIC METER
⊙	STORMDRAIN MANHOLE
⊙	SEWER MANHOLE
⊙	BARRIER POST
—	SIGN
▨	CONCRETE
—	PROPERTY LINE
- - -	EASEMENT LINE AS NOTED
—	ADJOINER LINE
⬢	PLOTTABLE SCHEDULE "B" ITEM
● TC: XX.XX	TOP OF CURB ELEVATION
● GE: XX.XX	GUTTER ELEVATION
● PE: XX.XX	PAVEMENT ELEVATION
● CE: XX.XX	CONCRETE ELEVATION
● FFE: XX.XX	FINISH FLOOR ELEVATION
△	PROPERTY CORNER SET 1/2" REBAR OR PK NAIL W/TAG "AWLS 45377" UNLESS OTHERWISE NOTED



APN: 215-52-034E
DOCUMENT NO. 2007-0498957, MCR
OWNER: GD KS ACQUISITION COMPANY LLC



ALTA/NSPS LAND TITLE SURVEY
8688 E RAIN TREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

AW
LAND
SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

PARCEL DESCRIPTION (Order No. 18000994-040-BN1-RLC)

PARCEL NO. 1:

Lot 6, NORTHSIGHT CROSSING PROPERTY, according to Book 688 of Maps, Page 12, records of Maricopa County, Arizona;

EXCEPT all coal, oil, gas and other mineral deposits, and also all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value pursuant to the provisions of the Act of August 1, 1946 (60 Stat. 755) as set forth in Patent to said land.

PARCEL NO. 2:

A non-exclusive easement for purpose of ingress and egress for general roadway and for purposes for installing, operating, maintaining and repairing utility lines as created in Easement Agreement recorded in Recording No. 99-0132450, records of Maricopa County, Arizona;

EXCEPTING therefrom any portion of said land lying within the hereinabove described Parcel 1.

PARCEL NO. 3:

A non-exclusive easement over, across and upon the common driveway for purposes of ingress and egress, and for purposes of installing, operating, maintaining and repairing utility lines as created in Permanent Reciprocal Easement Agreement recorded in Recording No. 2002-0163513, records of Maricopa County, Arizona; Excepting therefrom any portion of said land lying within the hereinabove described Parcel 1.

PARCEL NO. 4:

A non-exclusive easement for ingress and egress over driveways and constructing, installing, operating, maintaining and repairing and replacing underground utility lines including gas, water and sewer lines and conduit for electric and telephone service as created in Permanent Reciprocal Easement Agreement recorded in Recording No. 2002-0163514, records of Maricopa County, Arizona;

Excepting therefrom any portion of said land lying within the hereinabove described Parcel 1.

PARCEL NO. 5:

A non-exclusive easement for access and utilities as created in Reciprocal Easement Agreement, recorded May 5, 2003 in Recording No. 2003-0569041, records of Maricopa County, Arizona;

Excepting therefrom any portion of said land lying within the hereinabove described Parcel 1.

PARCEL NO. 6:

A non-exclusive easement for drainage as created in Reciprocal Easement Agreement, recorded in June 16, 2003, in Recording No. 2003-0776947 records of Maricopa County, Arizona.

PARCEL NO. 7:

A non-exclusive casement for ingress and egress as created in "Declaration of Reciprocal Easement Agreement", recorded in Recording No. 2003-1374731 and First Amendment to Declaration of Reciprocal Easement and Operating Agreement recorded January 3, 2005 in Recording No. 2005-0005680, records of Maricopa County, Arizona.

SCHEDULE "B" ITEMS

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2018.
2. Reservations contained in the Patent

From: The United States of America
 Recording Date: January 13, 1956
 Recording No: Docket 1803, Page 286 and

Recording Date: March 13, 1975
 Recording No: Docket 11071, Page 89

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

3. Water rights, claims or title to water, whether or not disclosed by the public records.
4. Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 315 of Maps, Page 15.

AFFECTS SUBJECT PROPERTY (PLOTTED AND SHOWN ON SURVEY)

Matters contained in that certain document

Entitled: Reciprocal Easement Agreement
 Recording Date: February 10, 1999
 Recording No: 99-0132450

Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY (PLOTTED AND SHOWN ON SURVEY)

Matters contained in that certain document

Entitled: Drainage Easement Agreement
 Recording Date: February 10, 1999
 Recording No: 99-0132451

Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY (PLOTTED AND SHOWN ON SURVEY)

Matters contained in that certain document

Entitled: Permanent Reciprocal Easement Agreement
 Recording Date: February 15, 2002
 Recording No: 2002-0163513

Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY (PLOTTED AND SHOWN ON SURVEY)

Matters contained in that certain document

Entitled: Permanent Reciprocal Easement Agreement
 Recording Date: February 15, 2002
 Recording No: 2002-0163514

Reference is hereby made to said document for full particulars.

ALTA/NSPS LAND TITLE SURVEY

OF

8688 & 8698 E RAINTREE DRIVE
 SCOTTSDALE, ARIZONA

BEING A PORTION OF
 THE NORTHEAST QUARTER OF SECTION 12,
 TOWNSHIP 3 NORTH, RANGE 4 EAST,
 OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

SCHEDULE "B" ITEMS (Order No. 18000994-040-BN1-RLC)

DOES NOT AFFECT SUBJECT PROPERTY (PLOTTED AND SHOWN ON SURVEY)

Matters contained in that certain document

Entitled: Temporary Easement Agreement
 Recording Date: February 15, 2002
 Recording No: 2002-0163515
 Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY (NOT PLOTTED; BLANKET IN NATURE)

Matters contained in that certain document

Entitled: City of Scottsdale Lot Split Approval
 Recording Date: April 26, 2002
 Recording No: 2002-0431053
 Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY (NOT PLOTTED; BLANKET IN NATURE)

Matters contained in that certain document

Entitled: Agreement
 Recording Date: December 26, 2002
 Recording No: 2002-1396457
 Reference is hereby made to said document for full particulars.

DOES NOT AFFECT SUBJECT PROPERTY (PLOTTED AND SHOWN ON SURVEY)

Matters contained in that certain document

Entitled: Reciprocal Easement Agreement
 Recording Date: May 05, 2003
 Recording No: 2003-0569041
 Reference is hereby made to said document for full particulars.

DOES NOT AFFECT SUBJECT PROPERTY (PLOTTED AND SHOWN ON SURVEY)

Matters contained in that certain document

Entitled: Reciprocal Easement Agreement
 Recording Date: June 16, 2003
 Recording No: 2003-0776947
 Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY (PLOTTED AND SHOWN ON SURVEY)

Matters contained in that certain document

Entitled: Declaration of Reciprocal Easement Agreement
 Recording Date: September 30, 2003
 Recording No: 2003-1374731
 First Amendment recorded January 03, 2005 in Recording No. 2005-0005680
 Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY (NOT PLOTTED; BLANKET IN NATURE)

Matters contained in that certain document

Entitled: Memorandum of Design Approval Rights
 Recording Date: September 30, 2003
 Recording No: 2003-1374736
 Reference is hereby made to said document for full particulars.

DOES NOT AFFECT SUBJECT PROPERTY (PLOTTED AND SHOWN ON SURVEY)

Matters contained in that certain document

Entitled: Easement Agreement Common Service Driveway
 Recording Date: October 02, 2003
 Recording No: 2003-1387400
 Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY (PLOTTED AND SHOWN ON SURVEY)

Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 688 of Maps, Page 12.

AFFECTS SUBJECT PROPERTY (PLOTTED AND SHOWN ON SURVEY)

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Utility
 Recording Date: October 01, 2004
 Recording No: 2004-1156144

AFFECTS SUBJECT PROPERTY (NOT PLOTTED; BLANKET IN NATURE)

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: 2005-0005910

AFFECTS SUBJECT PROPERTY (NO EASEMENTS CREATED)

Matters shown on record of survey:

Recording No.: Book 1090 of Maps, Page 20

21. A financing statement as follows:

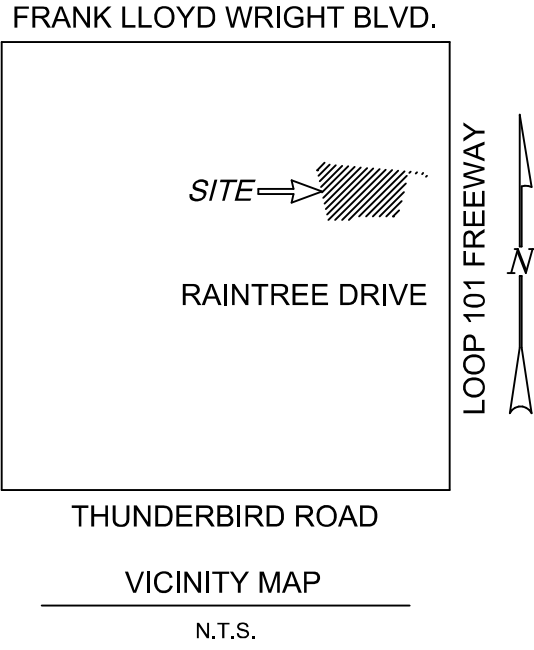
Debtor: Enterprise Bank & Trust
 Secured Party: Umbral 2, L.L.C.
 Recording Date: November 18, 2015
 Recording No: 20150824468

22. A financing statement as follows:

Debtor: Ski-Pro Inc.
 Secured Party: Umbral 2, L.L.C.
 Recording Date: November 18, 2015
 Recording No: 20150824469

23. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

24. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the Public Records.



GENERAL NOTES

1. ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 18000994-040-BN1-RLC, DATED MAY 31, 2018 AND A COMMITMENT FOR TITLE INSURANCE PREPARED BY THOMAS TITLE AND ESCROW AGENCY, FILE NO. 3097TAZ, DATED JULY 23, 2018.
2. A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.
3. SURVEY FIELD WORK WAS COMPLETED ON SEPTEMBER 10, 2018.
4. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NOTES: (Table "A" Items")

1. SET A 1/2" REBAR W/CAP "AWLS 45377" AT PROPERTY CORNERS AS SHOWN HEREON UNLESS OTHERWISE NOTED.
2. PARCEL 1 (LOT 1):
 AREA IS 452,138.0 SQUARE FEET OR 10.380 ACRES, MORE OR LESS.
- PARCEL 1 (LOT 6):
 AREA IS 117,674.4 SQUARE FEET OR 2.701 ACRES, MORE OR LESS.
3. ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE.

BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE NORTH LINE OF LOT 1 OF NORTHSIGHT CROSSING PROPERTY USING A BEARING OF SOUTH 85 DEGREES 00 MINUTES 35 SECONDS EAST, AS SHOWN ON THE FINAL PLAT RECORDED IN BOOK 688, PAGE 12, MARICOPA COUNTY RECORDS.

BENCHMARK

BENCHMARK IS A CITY OF PHOENIX BRASS CAP IN HANDHOLE BEING THE SOUTH 1/4 CORNER OF SECTION 12, T3N, R4E.

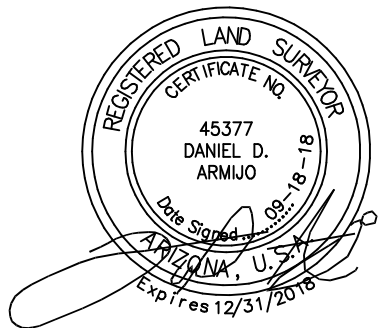
ELEVATION = 1434.36' NAVD 88

CERTIFICATION

To: PCRES Holdings, LLC, an Arizona limited liability company
 Ferrado L.A. LLC, a Delaware limited liability company
 Commonwealth Land Title Insurance Company

Stearns Bank National Association
 U.S. Bank, National Association, as Trustee, as successor in Interest to Bank of America National Association, as Trustee, as Successor by Merger to LaSalle Bank National Association, as Trustee for Morgan Stanley Capital I Inc., Commercial Mortgage Pass-Through Certificates, Series 2008-TOP29, by its Special Servicer C-III Asset Management LLC, a Delaware limited liability company
 Thomas Title and Escrow Agency

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 8, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 10, 2018.



ALTA/NSPS LAND TITLE SURVEY
 8688 & 8698 E RAINTREE DRIVE
 SCOTTSDALE, ARIZONA
 NE 1/4 OF SECTION 12
 TOWNSHIP 3 NORTH, RANGE 4 EAST
 OF THE G.S.R.B. & M.
 MARICOPA COUNTY, ARIZONA

AW LAND SURVEYING, LLC
 P.O. BOX 2170, CHANDLER, AZ 85244
 (480) 244-7630 (480) 243-4287

DRAWN BY: DDA CHECKED BY: DDA DATE: 09/18/18 JOB NO.: 18-073 SHEET NO. 1 OF 7

PARCEL DESCRIPTION (File No. 3097TAZ)

PARCEL NO. 1:

LOT 1, NORTHSIGHT CROSSING PROPERTY, ACCORDING TO BOOK 688 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

A NON-EXCLUSIVE EASEMENT FOR PURPOSES OF INGRESS AND EGRESS FOR GENERAL ROADWAY AND FOR PURPOSES OF INSTALLING, OPERATING, MAINTAINING AND REPAIRING UTILITY LINES AS CREATED IN EASEMENT AGREEMENT RECORDED AS 99-0132450, OF OFFICIAL RECORDS;

EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING WITHIN THE HEREINABOVE DESCRIBED PARCEL NO. 1.

PARCEL NO. 3:

A NON-EXCLUSIVE EASEMENT OVER, ACROSS AND UPON THE COMMON DRIVEWAY FOR PURPOSES OF INGRESS AND EGRESS, AND FOR PURPOSES OF INSTALLING, OPERATING, MAINTAINING AND REPAIRING UTILITY LINES AS CREATED IN PERMANENT RECIPROCAL EASEMENT AGREEMENT RECORDED AS 2002-0163513, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING WITHIN THE HEREINABOVE DESCRIBED PARCEL NO. 1.

PARCEL NO.4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER DRIVEWAYS AND CONSTRUCTING, INSTALLING OPERATING, MAINTAINING, REPAIRING AND REPLACING UNDERGROUND UTILITY LINES INCLUDING GAS, WATER AND SEWER LINES AND CONDUIT FOR ELECTRIC AND TELEPHONE SERVICE AS CREATED IN PERMANENT RECIPROCAL EASEMENT AGREEMENT RECORDED AS 2002-0163514, OF OFFICIAL RECORDS;

EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING WITHIN THE HEREINABOVE DESCRIBED PARCEL NO. 1.

PARCEL NO. 5:

A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES AS CREATED IN RECIPROCAL EASEMENT AGREEMENT, RECORDED MAY 05, 2003 AS 2003-0569041, OF OFFICIAL RECORDS;

EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING WITHIN THE HEREINABOVE DESCRIBED PARCEL NO. 1.

PARCEL NO. 6:

THOSE BENEFICIAL AND APPURTENANT EASEMENTS SET FORTH IN DECLARATION OF RECIPROCAL EASEMENT AGREEMENT RECORDED AS 2003-1374731, OF OFFICIAL RECORDS, AND THEREAFTER AMENDMENT RECORDED AS 2005-0005680, OF OFFICIAL RECORDS.

PARCEL NO. 7:

THAT BENEFICIAL AND APPURTENANT EASEMENT SET FORTH IN RECIPROCAL EASEMENT AGREEMENT COMMON SERVICE DRIVEWAY RECORDED AS 2003-1387400, OF OFFICIAL RECORDS.

SCHEDULE "B" ITEMS (File No. 3097TAZ)

- AFFECTS SUBJECT PROPERTY
(PLOTTED AND SHOWN ON SURVEY)

4

The terms, conditions and provisions contained in the document entitled Drainage Easement Agreement recorded as 99-132451, of Official Records.

AFFECTS SUBJECT PROPERTY
(PLOTTED AND SHOWN ON SURVEY)

5

The terms, conditions and provisions contained in the document entitled Reciprocal Easement Agreement recorded as 99-132450, of Official Records.

AFFECTS SUBJECT PROPERTY
(PLOTTED AND SHOWN ON SURVEY)

6

An easement for common driveway and utilities and incidental purposes recorded as 2002-0163513, of Official Records.

AFFECTS SUBJECT PROPERTY
(PLOTTED AND SHOWN ON SURVEY)

7

An easement for ingress, egress and underground utilities and incidental purposes recorded as 2002-0163514, of Official Records.

AFFECTS SUBJECT PROPERTY
(NOT PLOTTED; BLANKET IN NATURE)

8

The terms, conditions and provisions contained in the document entitled Agreement recorded December 26, 2002 as 2002-1396457, of Official Records.

AFFECTS SUBJECT PROPERTY
(PLOTTED AND SHOWN ON SURVEY)

9

The terms, conditions and provisions contained in the document entitled Reciprocal Easement Agreement recorded as 2003-569041, of Official Records.

AFFECTS SUBJECT PROPERTY
(PLOTTED AND SHOWN ON SURVEY)

10

An easement for access and utilities and incidental purposes recorded as 2003-0569042, of Official Records.

AFFECTS SUBJECT PROPERTY
(PLOTTED AND SHOWN ON SURVEY)

11

An easement for drainage and incidental purposes recorded as 2003-0776947, of Official Records.

AFFECTS SUBJECT PROPERTY
(PLOTTED AND SHOWN ON SURVEY)

12

An easement for waterline and incidental purposes recorded as 2003-0885261, of Official Records.

13

INTENTIONALLY OMITTED - An easement for sight distance and incidental purposes recorded as 2003-1030513, of Official Records.

AFFECTS SUBJECT PROPERTY
(PLOTTED AND SHOWN ON SURVEY)

14

An easement for drainage and flood control and incidental purposes recorded as 2003-1374734, of Official Records.

AFFECTS SUBJECT PROPERTY
(NOT PLOTTED; BLANKET IN NATURE)

15

The terms, conditions and provisions contained in the document entitled Declaration of Reciprocal Easement Agreement recorded as 2003-1374731, of Official Records and First Amendment recorded as 2005-005680, of Official Records.

AFFECTS SUBJECT PROPERTY
(NOT PLOTTED; BLANKET IN NATURE)

16

The terms, conditions and provisions contained in the document entitled Memorandum of Design Approval Rights recorded as 2003-1374736, of Official Records.

AFFECTS SUBJECT PROPERTY
(PLOTTED AND SHOWN ON SURVEY)

17

The terms, conditions and provisions contained in the document entitled Easement Agreement recorded as 2003-1387400, of Official Records.

AFFECTS SUBJECT PROPERTY
(PLOTTED AND SHOWN ON SURVEY)

18

Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as Book 315 of Maps, Page 15, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

AFFECTS SUBJECT PROPERTY
(PLOTTED AND SHOWN ON SURVEY)

19

An easement for utilities and incidental purposes recorded as 2004-1156144, of Official Records.

AFFECTS SUBJECT PROPERTY
(PLOTTED AND SHOWN ON SURVEY)

20

An easement for gas line and incidental purposes recorded as 2004-1167491, of Official Records.

AFFECTS SUBJECT PROPERTY
(PLOTTED AND SHOWN ON SURVEY)

21

An easement for gas line and incidental purposes recorded as 2004-0698519, of Official Records.

AFFECTS SUBJECT PROPERTY
(PLOTTED AND SHOWN ON SURVEY)

22

Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as Book 688 of Maps, Page 12, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

23

An unrecorded lease dated September 22, 2003, executed by NSHE Lisco, LLC, as lessor and Wild Oats Markets, Inc., as lessee, as disclosed by a Memorandum of Lease to Lease Agreement recorded January 10, 2005 as 2005-034669, of Official Records.

24

The terms, conditions and provisions contained in the document entitled Financial Obligation Agreement for Payment of Water, Sewer and Water Resources Development Fees and Penalties recorded March 24, 2005 as 2005-0357997, of Official Records.

25

The terms, conditions and provisions contained in the document entitled Financial Obligation Agreement for Payment of Water, Sewer and Water Resources Development Fees and Penalties recorded May 19, 2005 as 2005-0668103, of Official Records.

26

An unrecorded lease dated July 29, 2005, executed by NSHE Lisco LLC, an Arizona limited liability company, as lessor and Sport Chalet, Inc., a Delaware corporation, as lessee, as disclosed by a Memorandum of Lease recorded September 8, 2005 as 2005-1316965, of Official Records.

27

The terms, conditions and provisions contained in the document entitled Financial Obligation Agreement for Payment of Water, Sewer and Water Resources Development Fees and Penalties recorded January 26, 2007 as 2007-0103223, of Official Records.

28

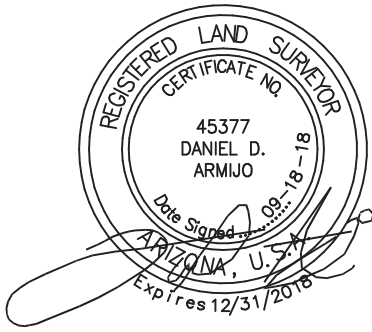
INTENTIONALLY OMITTED - Any facts, rights, interests or claims that would be disclosed by a correct ALTA/NSPS survey.

29

Any rights, interest or claims of parties in possession of the land not shown by the public records.

LEGEND

MCR	MARICOPA COUNTY RECORDS
APN	ASSESSOR PARCEL NUMBER
CB	CATCH BASIN
SDG	STORM DRAIN GRATE
EM	ELECTRIC METER
LP	LIGHT POLE
EJB	ELECTRIC JUNCTION BOX
SCO	SEWER CLEANOUT
GM	GAS METER
GI	GREASE INTERCEPTOR
ECB	ELECTRIC CABINET
CTR	CABLE TV RISER
FH	FIRE HYDRANT
WV	WATER VALVE
WMB	WATER METER BOX
WBP	WATER BACKFLOW PREVENTOR
FDC	FIRE DEPARTMENT CONNECTION
ATM	AUTOMATIC TELLER MACHINE
ICB	IRRIGATION CONTROL BOX
HW	HEADWALL
SCV	ELECTRIC VAULT
EM	ELECTRIC METER
D	STORMDRAIN MANHOLE
S	SEWER MANHOLE
	BARRIER POST
	SIGN
	CONCRETE
	PROPERTY LINE
	EASEMENT LINE AS NOTED
	ADJOINER LINE
	COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 18000994-040-BN1-RLC, DATED MAY 31, 2018
	COMMITMENT FOR TITLE INSURANCE PREPARED BY THOMAS TITLE AND ESCROW AGENCY, FILE NO. 3097TAZ, DATED JULY 23, 2018.
	TOP OF CURB ELEVATION
	GUTTER ELEVATION
	PAVEMENT ELEVATION
	CONCRETE ELEVATION
	FINISH FLOOR ELEVATION



ALTA/NSPS LAND TITLE SURVEY
8688 & 8698 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

AW LAND SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

APN: 215-52-034J
DOCUMENT NO. 2011-0304682, MCR
OWNER: JMC HOLDING INC.

APN: 215-52-037H
DOCUMENT NO. 1999-0132449, MCR
OWNER: WALMART STORES INC.

PARCEL NO. 5
INGRESS/EGRESS EASEMENT
UTILITY EASEMENT

WATERLINE EASEMENT
ACCESS EASEMENT
UTILITY EASEMENT

APN: 215-52-034S
DOCUMENT NO. 2012-0601702, MCR
OWNER: NORTHSIGHT SCOTTSDALE CROSSING LLC

DRAINAGE EASEMENT
DOCUMENT NO. 2003-1030512, MCR

LOT 1
PARCEL NO. 1
FILE NO. 3097TAZ

APN: 215-52-034E
DOCUMENT NO. 2007-0498957, MCR
OWNER: GD KS ACQUISITION COMPANY LLC

PARCEL NO. 2
INGRESS/EGRESS EASEMENT

PARKING EASEMENT

PARKING EASEMENT

PARKING EASEMENT

FD CHISELED "X"
IN CONC.

DRAINAGE EASEMENT

INGRESS/EGRESS EASEMENT
UTILITY EASEMENT

PARCEL NO. 3
INGRESS/EGRESS EASEMENT

PARCEL NO. 2
INGRESS/EGRESS EASEMENT

INGRESS/EGRESS EASEMENT

GAS LINE EASEMENT

LOT 6
PARCEL NO. 1
ORDER NO. 18000994-040-BN1-RLC

DRAINAGE EASEMENT

LOT 4
BOOK 688, PAGE 12, MCR
OWNER: CHICK FILA INC.

PARCEL NO. 4
INGRESS/EGRESS EASEMENT

LOT 5
BOOK 688, PAGE 12, MCR
OWNER: MAMMOTHROCK LLC

INGRESS/EGRESS EASEMENT
UTILITY EASEMENT

FD MAG NAIL
W/NO ID.

FD PK NAIL
W/TAG 37495

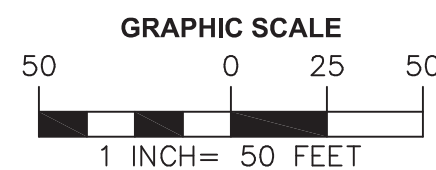
PARCEL NO. 4
INGRESS/EGRESS EASEMENT

FD PK NAIL
W/TAG 42137

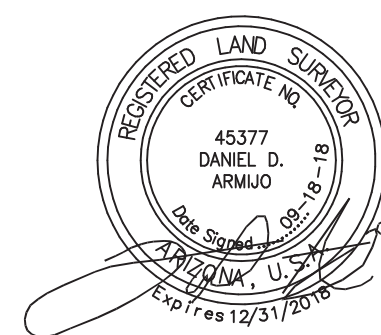
PARCEL 6
BOOK 315, PAGE 15, MCR
OWNER: SCU BRONCOS LLC

STATE ROUTE 101 (FRONTAGE ROAD)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	110.87'	116.00'	54°45'38"	N 53°46'36" E	106.70'
C2	277.56'	1422.50'	11°10'47"	N 09°49'27" E	277.12'
C3	3.59'	2277.50'	0°05'25"	S 15°22'08" W	3.59'
C4	100.13'	2277.50'	2°31'09"	N 14°00'30" E	100.13'



LEGEND
SEE SHEET 2



ALTA/NSPS LAND TITLE SURVEY
8688 & 8698 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

AW
LAND
SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

DRAWN BY: DDA CHECKED BY: DDA DATE: 09/18/18 JOB NO.: 18-073 SHEET NO. 3 OF 7

APN: 215-52-034J
DOCUMENT NO. 2011-0304682, MCR
OWNER: JMC HOLDING INC.

PARCEL NO. 6
DRAINAGE EASEMENT

PARCEL NO. 5
INGRESS/EGRESS EASEMENT
UTILITY EASEMENT

APN: 215-52-037H
DOCUMENT NO. 1999-0132449, MCR
OWNER: WALMART STORES INC.

PARCEL NO. 2
INGRESS/EGRESS EASEMENT

PARCEL NO. 1
LOT 1

1 STORY BUILDING

PARCEL NO. 1
LOT 1

APN: 215-52-034S
DOCUMENT NO. 2012-0601702, MCR
OWNER: NORTHSTREET SCOTTSDALE CROSSING LLC

PARCEL NO. 7
COMMON SERVICE DRIVEWAY
EASEMENT

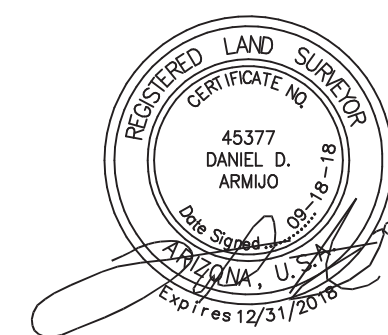
MATCH SHEET 5

MATCH SHEET 7

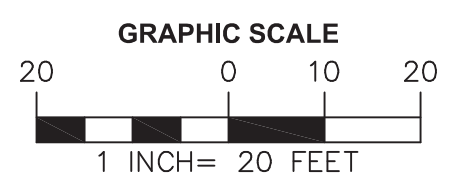
MATCH SHEET 7

ALTA/NSPS LAND TITLE SURVEY
8688 & 8698 E RAIN TREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 NORTH, RANGE 4 EAST
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MARICOPA COUNTY, ARIZONA

AW LAND SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

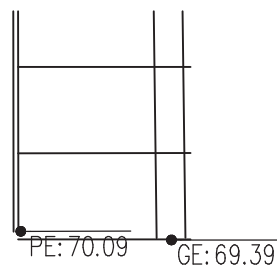


DRAWN BY: DDA CHECKED BY: DDA DATE: 09/18/18 JOB NO.: 18-073 SHEET NO. 4 OF 7

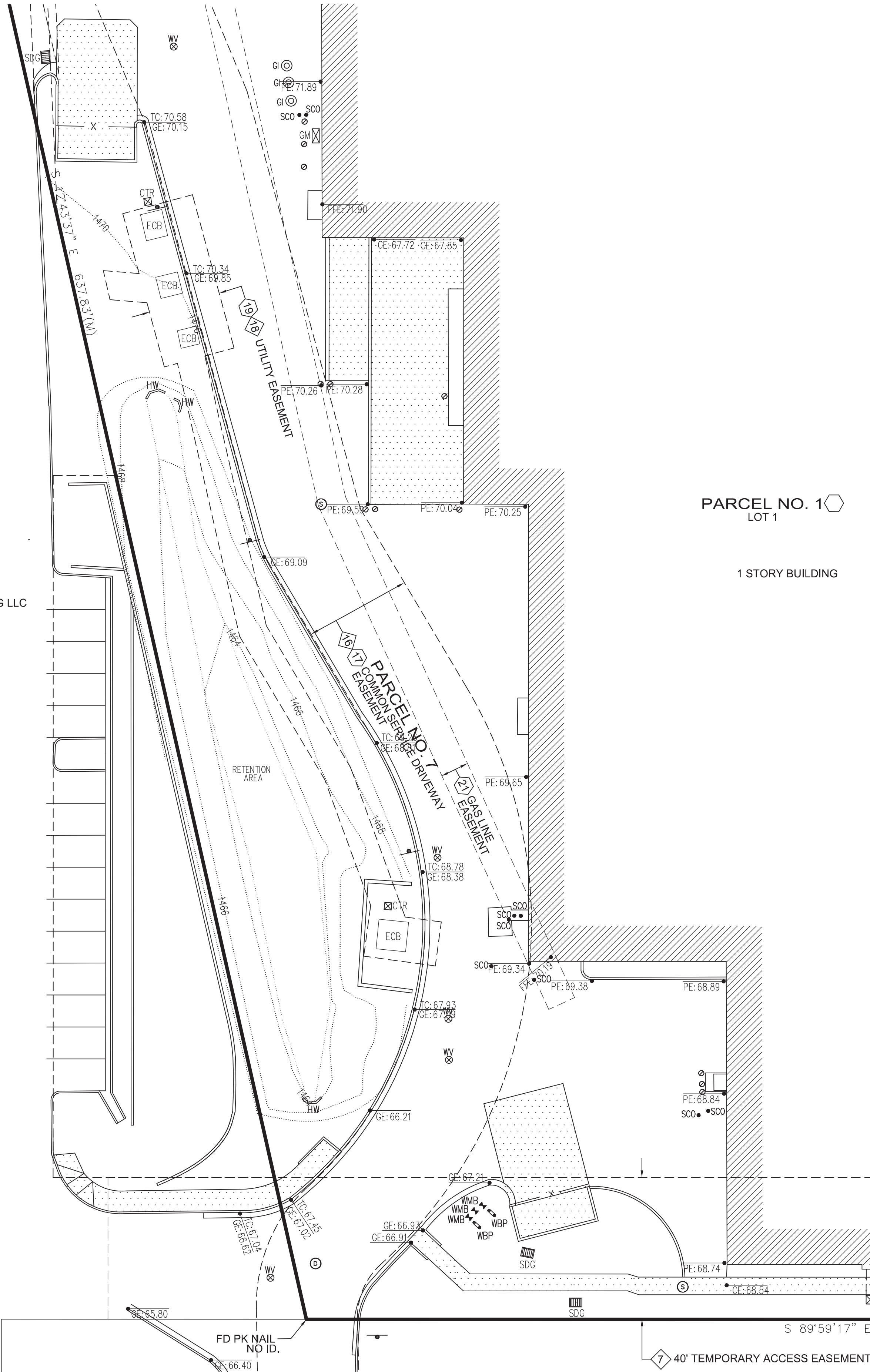


LEGEND
SEE SHEET 2

MATCH SHEET 4

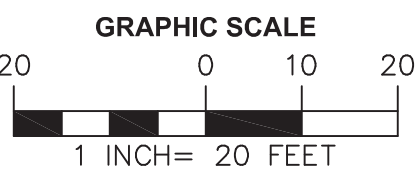
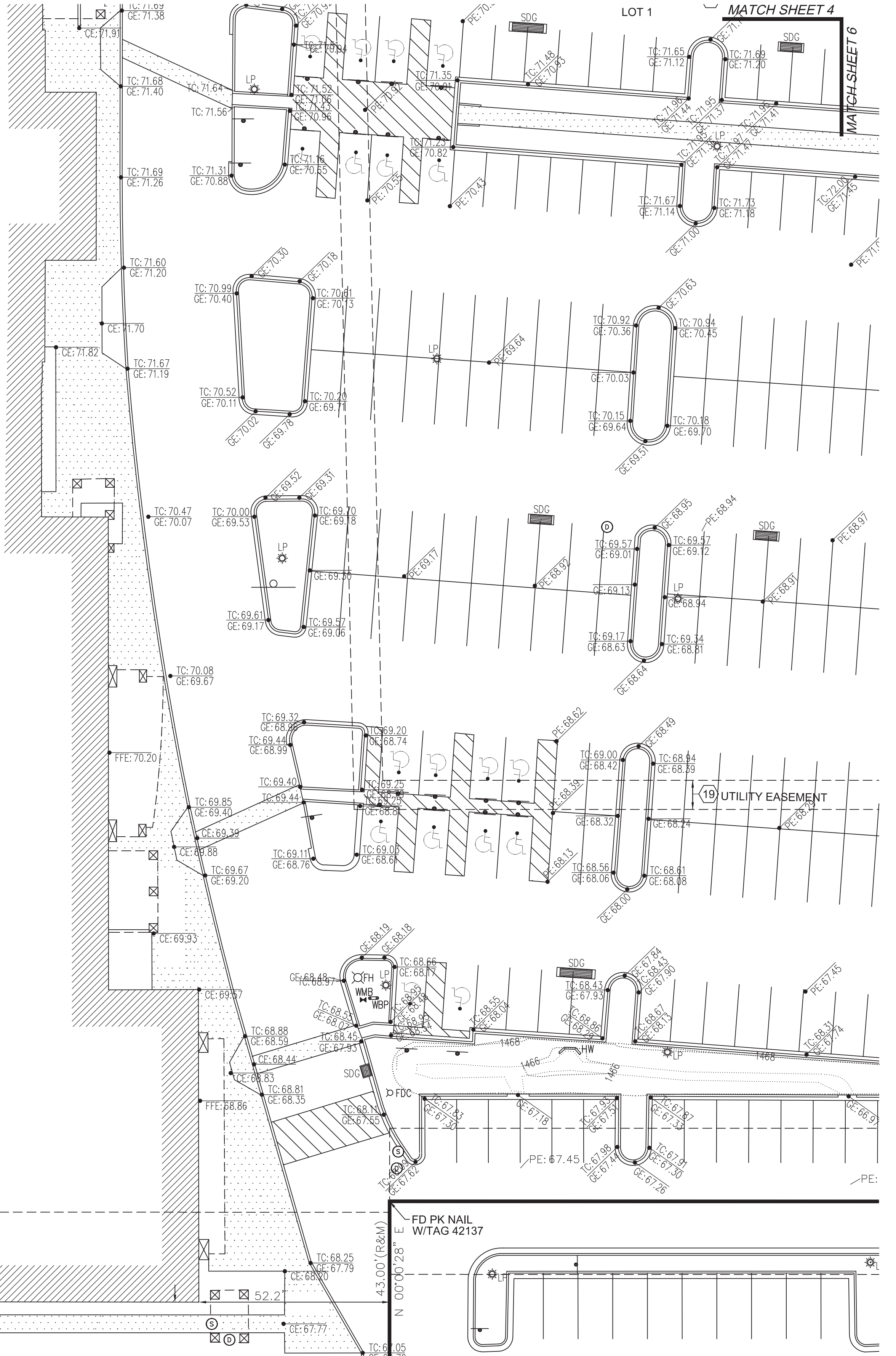


APN: 215-52-034S
DOCUMENT NO. 2012-0601702, MCR
OWNER: NORTHSIGHT SCOTTSDALE CROSSING LLC

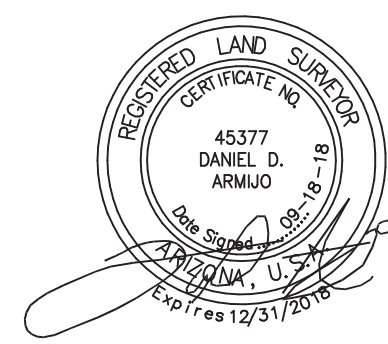


PARCEL NO. 1
LOT 1
1 STORY BUILDING

APN: 215-52-034E
DOCUMENT NO. 2007-0498957, MCR
OWNER: GD KS ACQUISITION COMPANY LLC

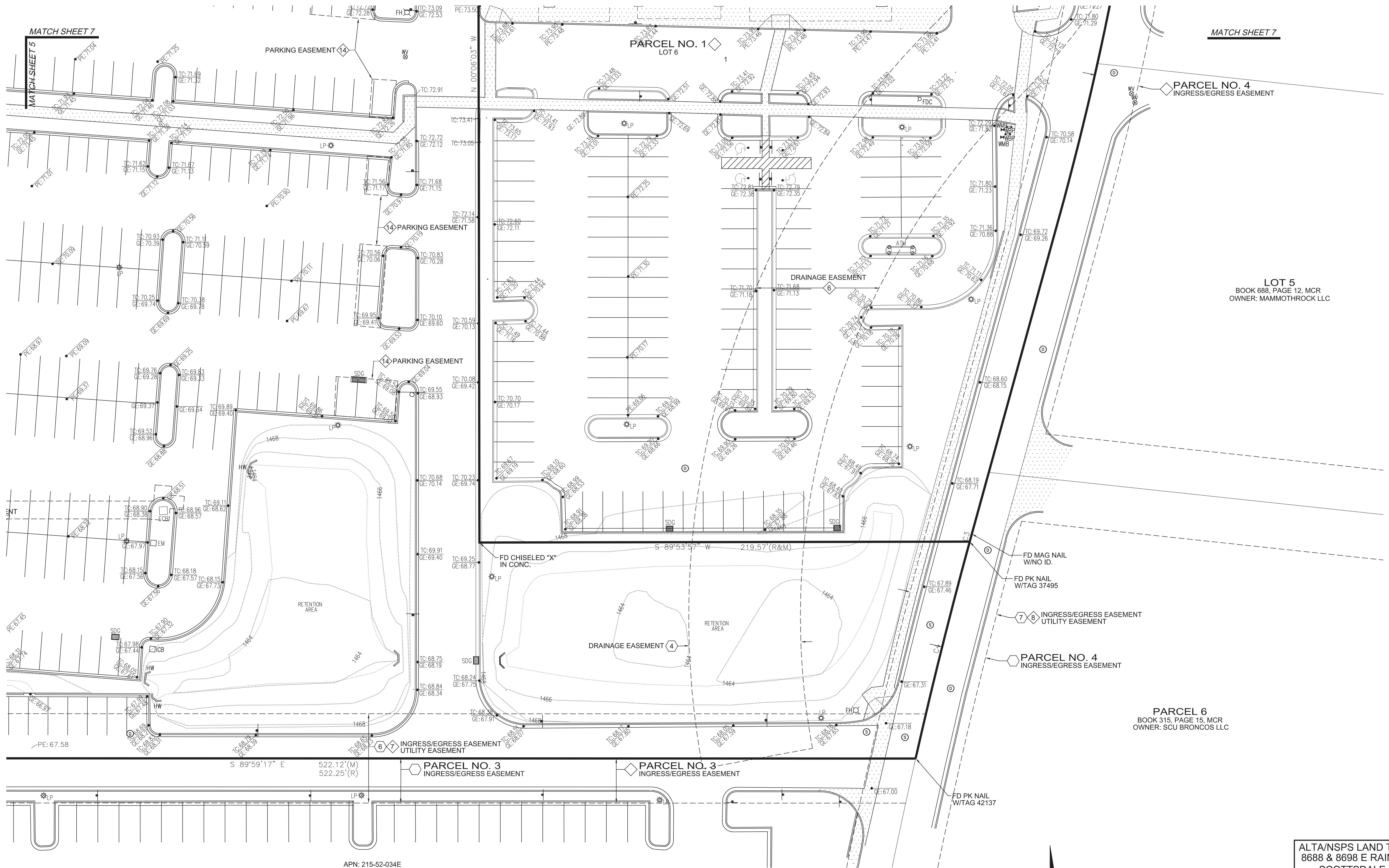


LEGEND
SEE SHEET 2



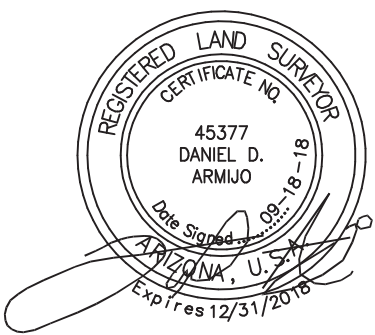
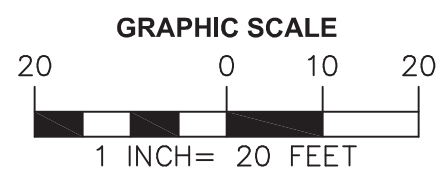
ALTA/NSPS LAND TITLE SURVEY
8688 & 8698 E RAIN TREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 NORTH, RANGE 4 EAST
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MARICOPA COUNTY, ARIZONA

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(480) 244-7630 (480) 243-4287



APN: 215-52-034E
DOCUMENT NO. 2007-0498957, MCR
OWNER: GD KS ACQUISITION COMPANY LLC

LEGEND
SEE SHEET 2



ALTA/NSPS LAND TITLE SURVEY
8688 & 8698 E RAINTREE DRIVE
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DRAWN BY: DDA CHECKED BY: DDA DATE: 09/18/18 JOB NO.: 18-073 SHEET NO. 6 OF 7

MATCH SHEET 4

APN: 215-52-037H
DOCUMENT NO. 1999-0132449, MCR
OWNER: WALMART STORES INC.

PARCEL NO. 2
INGRESS/EGRESS EASEMENT

5 INGRESS/EGRESS EASEMENT

(19) UTILITY EASEMENT

(19) UTILITY EASEMENT

(20) GAS LINE EASEMENT

1 STORY BUILDING

PARCEL NO. 1
LOT 6

LOT 4
BOOK 688, PAGE 12, MCR
OWNER: CHICK FILA INC.

MATCH SHEET 6

MATCH SHEET 6

MATCH SHEET 4

MATCH ABOVE

FD PK NAIL
W/TAG 31210

FD 1/2" REBAR
W/CAP 37495

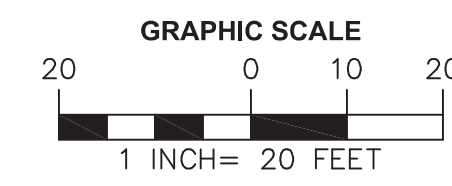
FD 1/2" REBAR
W/CAP 31210

FD PK NAIL
W/TAG 31210

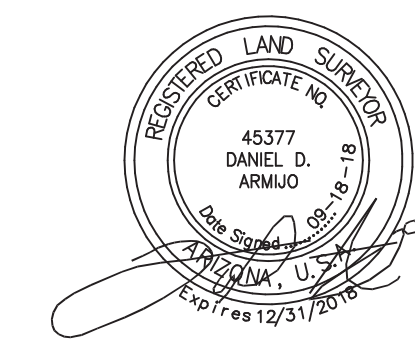
N 06°06'51" E
42.00' (R&M)

S 06°06'51" W
27.00' (R&M)

85°00'35" E
34.77' (M)
35.00' (R)



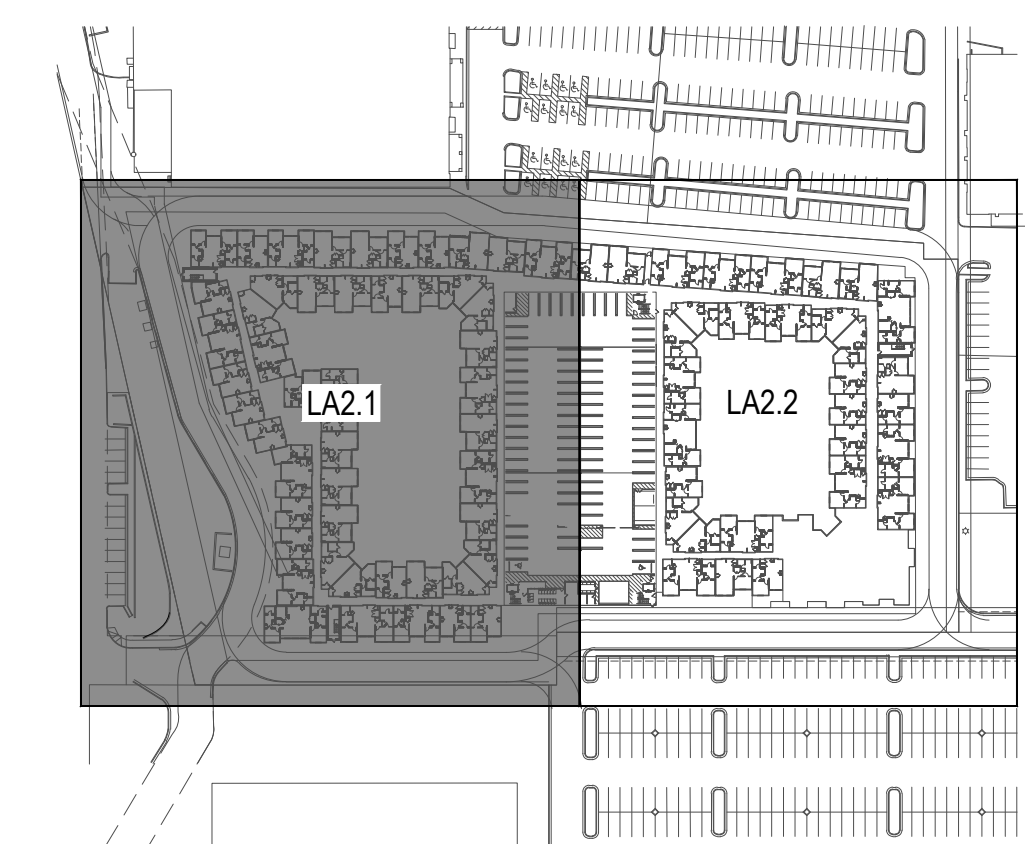
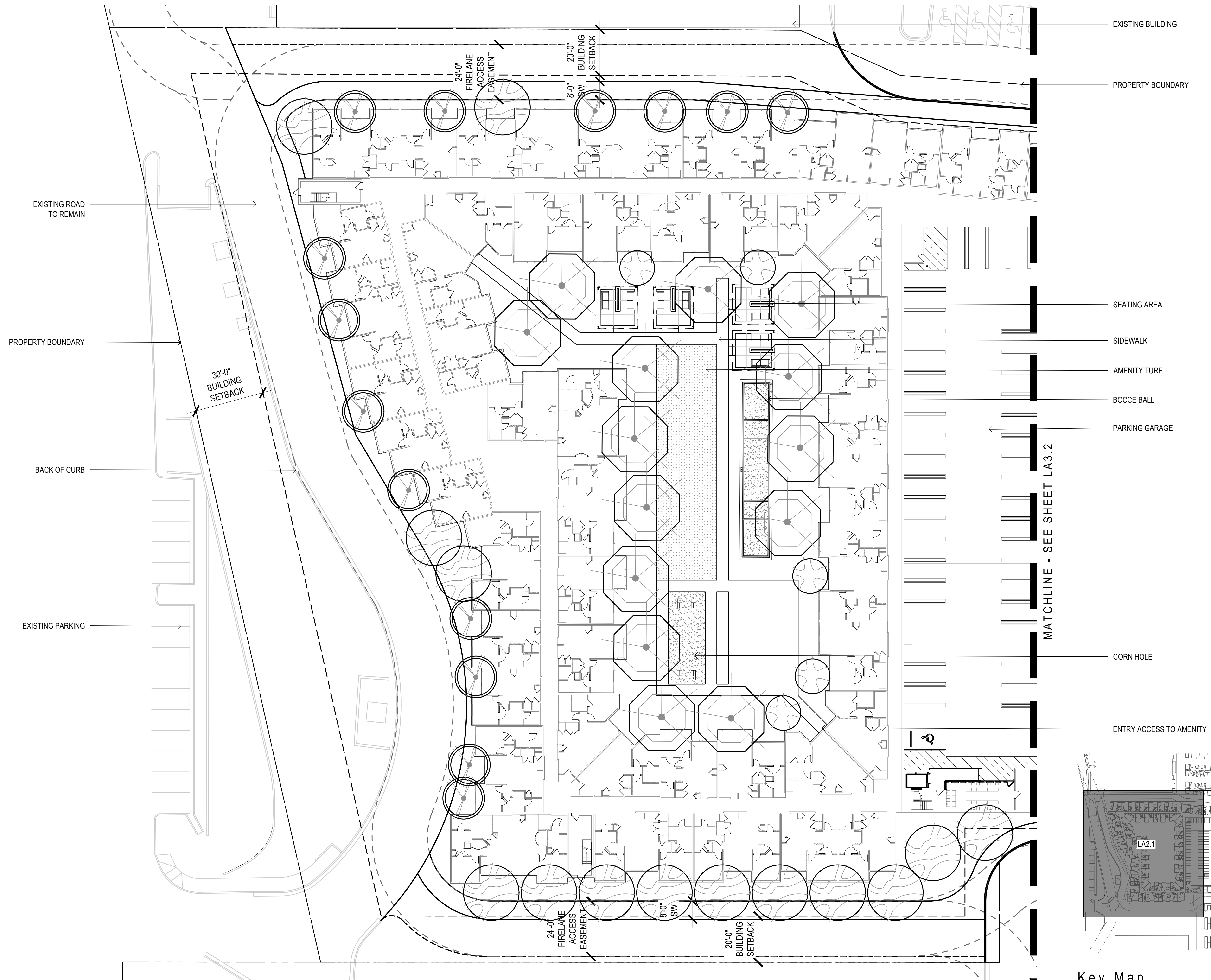
LEGEND
SEE SHEET 2



ALTA/NSPS LAND TITLE SURVEY
8688 & 8698 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
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DRAWN BY: DDA CHECKED BY: DDA DATE: 09/18/18 JOB NO.: 18-073 SHEET NO. 7 OF 7



Key Map

Not To Scale

ALTA RAINTREE

Planting Plan
Sheet LA3.1

plan scale 1:20
date: 02.15.19

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

PLANT MATERIALS LEGEND									
		Botanical Name							
		Common Name							
		Trees	Size	Quantity	Caliper	Height	Width		
		Acacia anuera	36" BOX		2.5"	10'-0"	4'-0"		
		Mulga Acacia	MULTI-TRUNK						
		Acacia willardiana	48" BOX		3"	12'-0"	8'-0"		
		Palo Blanco							
		Caeselpinia cacalaco smoothie	36" BOX		2"	10'-0"	12'-0"		
		Thornless Cascalote							
		Chilopsis linearis	36" BOX		2"	10'-0"	12'-0"		
		Desert Willow							
		Citrus sp.	18" B&B		1.5"	5'-0"	4'-0"		
		Lemon - Dwarf							
		Citrus sp.	18" B&B		1.5"	5'-0"	4'-0"		
		Lime - Dwarf							
		Citrus sp.	24" Box		1.5"	5'-0"	4'-0"		
		Orange - Navel -Robertson							
		Olneya tesota	24" Box		1.5"	5'-0"	4'-0"		
		Ironood							
		Parkinsonia hyb.	36" BOX		3"	12'-0"	10'-0"		
		'Desert Museum' Palo Verde	MULTI TRUNK						
		Phoenix dactylifera	18'		16"	18'-0"			
		Date Palm	CLEAR TRUNK						
		Pistacia chinensis	36" BOX		3.5"	12'-0"	6'-0"		
		Chinese Pistache	MULTI-TRUNK						
		Pistacia lentiscus	24" BOX		1"	7'-0"	7'-0"		
		Mastic Tree							
		Prosopis velutina	24" BOX		1"	7'-0"	7'-0"		
		Velvet Mesquite							
		Quercus virginiana	36" BOX		2.5"	13'-0"	13'-0"		
		'Cathedral' Oak							
		Ulmus parvifolia	48" BOX						
		'Allee' Elm							
		Extra Large Shrubs	Size	Quantity					
		Bougainvillea 'Rosenka'	5 gal.						
		Bougainvillea							
		Cordia Boissieri	5 gal.						
		Anachuita							
		Dodonea viscosa	5 gal.						
		Hopbush							
		Simmondsia chinensis	15 gal.						
		Jojoba							
		Tecoma alata 'Orange Jubilee'	15 gal.						
		Orange Jubilee							
		Large Shrubs	Size	Quantity					
		Justicia california	5 gal.						
		Yellow Chuparosa							
		Leucophyllum langmaniae 'Rio Bravo'	5 gal.						
		Rio Bravo Sage	5 gal.						
		Ligustrum japonicum	5 gal.						
		Japanese Privet							
		Salvia clevelandii	5 gal.						
		Chaparral Sage							
		Simmondsia Chinensis 'Vista'	15 gal.						
		Compact Jojoba							
		Viguira deltoidea	15 gal.						
		Goldeneye							
		Medium Shrubs	Size	Quantity					
		Eremophila glabra spp. caranosa-Winter Blaze	5 gal.						
		Winter Blaze	5 gal.						
		Eremophila hygrophana	5 gal.						
		Blue Bells							
		Justicia candicans	5 gal.						
		Red Justicia							